



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

Facsimile (513) 695-2054

TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

GENERAL SESSION AGENDA

February 6, 2024

- #1** **Clerk—General**
- #2** **9:05** **Executive Session—Emergency Services Union Negotiations Pursuant to ORC 121.22(G)(4)**

The Board of Commissioners' public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)

APPROVING REQUISITIONS AND AUTHORIZING COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Martin Russell, County Administrator, to sign on behalf of this Board of County Commissioners.

M. moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this day of 2024.

BOARD OF COUNTY COMMISSIONERS

Krystal Powell, Clerk

/kp

cc:

Commissioners' file

REQUISITIONS

| Department | Vendor Name | Description | Amount |
|------------|---------------------------------|--------------------------------|----------------------------------|
| GRA | HUSAC PAVING & EXC INC | GRA-FY23 S LEBANON HOBART CDB | \$ 53,457.00 *bid project |
| WAT | FULLER FORD INC | WAT 2023 FORD F150 XL SUPERCAB | \$ 45,920.96 *vehicle |
| WAT | 72 HOUR LLC | WAT 2024 FORD F150 XLT 4WD SUP | \$ 55,054.42 *vehicle |
| BOC | CLEMANS NELSON & ASSOCIATES INC | BOC INTERNAL EQUITY STUDY | \$ 45,000.00 *contract in packet |
| WAT | CINCYAUTOS INC | SEW 2023 FORD F150 XL 4X4 SUPE | \$ 45,204.00 *vehicle |
| ENG | KATHLEEN SCHAFFER | ENG. TEMP EASE TWP LINE RD BRI | \$ 450.00 *contract in packet |
| FAC | CAJC INC | FAC FIBER INSTALLATION | \$ 9,658.00 *capital purchase |
| WAT | DEERE & COMPANY | WAT JOHN DEERE Z970R ZTRAK FOR | \$ 12,038.13 *capital purchase |
| BLD | FLEXPRINT INTERMEDIATE LLC | BLD MILLENNIUM COPY MACHINE | \$ 6,803.00 |

PO CHANGE ORDERS

| | | | |
|-----|-----------------------------|-----------------------------|------------------------|
| SEW | BUILDING CRAFTS INC. | SEW SYC TRAILS WWTP UPGRADE | \$ 43,306.53 *increase |
| FAC | ARCHITECTURAL MESSAGING INC | FAC COURTHOUSE SIGNAGE | \$ 6,225.16 *increase |

2/6/2024 APPROVED:

Martin Russell, County Administrator

CONSENT AGENDA*

February 6, 2024

Approve the minutes of the January 30, 2024, Commissioners' Meeting.

PERSONNEL

- 1. Hire Jessica Ackers as Case Aide within Children Services and Mindy Adams as Administrative Support within Human Services*
- 2. Rescind Resolution #24-0119 authorizing the hiring of Emily Turner as Protective Services Caseworker II within Children Services*

GENERAL

- 3. Approve appointment of alternate members to the Rural Zoning Commission and Rural Zoning Board of Appeals*
- 4. Approve notice of intent to award bid to W.E. Smith Construction for the 2024 Drilled Pier Wall Project and Ford Development Corp. for the Roachester Cozaddale Road Bridge Rehabilitation Project*
- 5. Enter into contract with Husac Paving and Excavating for the FY23 South Lebanon- South Hobart Ave. Sidewalks CDBG Project*
- 6. Issue a Request for Qualifications for engineering services for waterline and sanitary sewer design services for 2024-2026 on behalf of W/S*
- 7. Enter into agreement with Millenium Business Systems on behalf of B/Z*
- 8. Approve various provider addenda relative to home placement on behalf of Children Services*
- 9. Enter into exclusive temporary easement with Kathleen M. Schaffer relative to the Township Road Bridge Replacement Project*
- 10. Enter into agreement with Pitney Bowes Financial Services, LLC on behalf of Probate Court*
- 11. Enter into agreement with Clemens Nelson relative to internal equity analysis study*
- 12. Approve annual equitable sharing agreement and certification report with the Department of Justice on behalf of the Sheriff*
- 13. Approve Change Order No. 1 with Building Crafts Inc. for the Sycamore Trails Wastewater Treatment Plant Upgrades Project*
- 14. Enter into agreement with Murphy Tractor and Equipment on behalf of W/S*
- 15. Cancel regularly scheduled Commissioners' Meeting of Thursday, February 8, 2024*
- 16. Acknowledge payment of bills*

FINANCIAL

- 1. Approve a cash advance from County Motor Vehicle Fund into Roachester Cozaddale Road Bridge Project Fund*
- 2. Approve supplemental appropriation into Commissioners' 11011111 and 11011272*
- 3. Approve appropriation adjustments within Economic Development and Water*

**Please contact the Commissioners' Office at (513) 695-1250 for additional information or questions on any of the items listed on the Consent Agenda*

FOR CONSIDERATION NOT ON CONSENT AGENDA

1. Approving change of township boundaries of Lebanon Township to make them, in part, identical to those of the City of Lebanon

APPROVING CHANGE OF TOWNSHIP BOUNDARIES OF LEBANON TOWNSHIP TO MAKE THEM, IN PART, IDENTICAL TO THOSE OF THE CITY OF LEBANON

WHEREAS, this Board of County Commissioners is in receipt of a petition by the City of Lebanon, Ohio to change the boundaries of Lebanon Township to make them identical, in part, with the boundaries of the City of Lebanon; and

WHEREAS, pursuant to Ohio Revised Code Section 503.07, the Board of County Commissioners, upon presentation of such petition, with the proceedings of the legislative authority authenticated, shall upon petition of a City change the boundaries of the township when the limits of such corporation include territory lying in more than one township.

NOW THEREFORE BE IT RESOLVED, that the prayer of the City of Lebanon be granted for such changes in and extensions of the boundary lines of Lebanon Township as may be necessary so that it may include therein, those portions of Turtlecreek Township, Warren County, Ohio, which has, by successive orders of the Warren County Board of Commissioners, been annexed to the City of Lebanon, said territory having been accepted by the City pursuant to ordinance number 2023-106 to make the boundary lines of Lebanon Township co-extensive with the corporate limits of the City of Lebanon; copy of petition attached hereto and made a part hereof.

M. moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted

M
M
M

Resolution adopted this 6th day of February 2024.

BOARD OF COUNTY COMMISSIONERS

Krystal Powell, Clerk

/tao

cc: City of Lebanon (file)
Auditor (certified)
RPC (file)
Dispatch
Lebanon Township

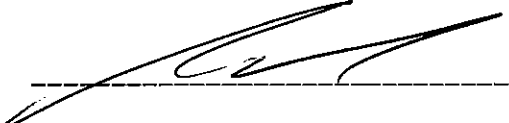
Turtlecreek Township
Map Room
GIS
Board of Elections

PETITION FOR A CHANGE IN TOWNSHIP BOUNDARIES

Now comes the City of Lebanon, Ohio, a municipal corporation, by its City Manager, and petitions the Warren County Board of County Commissioners, pursuant to Ohio Revised Code Section 503.07, for an order changing the boundaries of Lebanon Township so as to include therein certain parts of the City of Lebanon, and for such other actions which may be proper in this matter. The portions of the City of Lebanon, Ohio not now included within the limits of Lebanon Township include the following: those portions of Turtlecreek Township, Ohio annexed by the City of Lebanon, Ohio by Ordinance No. 2023-106, passed November 28, 2023, and approved by the Warren County Board of County Commissioners by Resolution No. 23-1102, adopted August 24, 2023 (copies of said Ordinance and Resolution are attached hereto as Exhibits "A" and "B" respectively).

A complete and accurate description of the additional area of the City of Lebanon, Ohio which is now to be included in Lebanon Township is attached hereto, marked Exhibit "C" and incorporated herein by reference as if fully set forth.

This petition is filed through the authority of Resolution No. 2024-001, passed January 9, 2024. A true copy of said Ordinance is attached hereto as Exhibit "D" made a part hereof and incorporated herein as if fully set forth.



Scott Brunka
City Manager,
Lebanon, Ohio

I hereby certify that this is a true and correct copy of the petition directed to be filed by the City Council of Lebanon, Ohio by Resolution 2024-001.



Daniel Burke
Clerk of Council
Lebanon, Ohio

EXHIBIT A

ORDINANCE NO. 2023-106

AN ORDINANCE ACCEPTING AN ANNEXATION OF 12.7807 ACRES KNOWN AS THE SHAW PROPERTY FROM TURTLECREEK TOWNSHIP TO THE CITY OF LEBANON

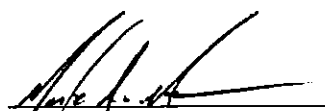
WHEREAS, on May 23, 2023 this Council adopted Ordinance No. 2023-050, approving an annexation agreement with the Board of Township Trustees of Turtlecreek Township, Warren County, Ohio and authorizing and directing the City Manager to execute and deliver said annexation agreement for certain real property proposed to be annexed to the City of Lebanon from Turtlecreek Township, Warren County, Ohio, known as the "Shaw Property" and identified by Warren County Auditor PARID Nos 0925100020 (Pt.) and 0925100040; and

WHEREAS, on August 24, 2023, the Warren County Board of County Commissioners enacted Resolution No. 23-1102, authorizing the annexation of said territory, which Resolution was delivered to the Agent for the Petitioners and the Clerk of the Lebanon City Council on August 28, 2023 with a certified transcript of proceedings pursuant to R.C. 709.022 and R.C. 709.033.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Lebanon, State of Ohio:

SECTION 1. That the annexation of real estate in Warren County and adjacent to the City of Lebanon, an accurate map of which territory, together with a petition for its annexation and other documents related thereto, and a certified transcript of the proceedings of the Warren County Board of County Commissioners in relation thereto are and have been on file for sixty (60) days with the Clerk of this Council, is hereby accepted pursuant to R.C. 709.04.

SECTION 2. That this Ordinance shall become effective on the earliest date allowed by law.



Mayor

Passed: November 28, 2023

Attest:



Clerk of Council

Sponsors:

Messer, Norris, Cope, Eggers, Sellers, Smith

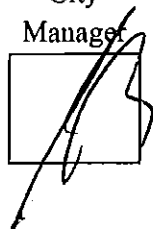
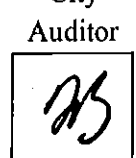
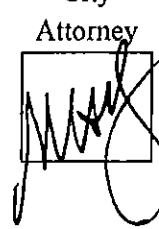
| | | |
|--|---|---|
| City Manager | City Auditor | City Attorney |
|  |  |  |

EXHIBIT B

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 23-1102

Adopted Date August 24, 2023

APPROVE ANNEXATION OF 12.7807 ACRES TO THE CITY OF LEBANON, MARK FLORENCE, AGENT, PURSUANT TO OHIO REVISED CODE SECTION 709.022 [A.K.A. EXPEDITED TYPE 1 ANNEXATION]

WHEREAS, this Board is in receipt of an annexation petition from Mark Florence, Agent to annex 12.7807 acres to the City of Lebanon filed on the 8th day of August 2023; and

WHEREAS, said petition for annexation was filed pursuant to and specifically requests that the Board follow ORC §709.022 [a.k.a. Expedited Type 1 Annexation]; and

WHEREAS, said petition has been determined to contain the following matters required by law:

- Signatures of all of the property owners in the territory proposed to be annexed.
- Accurate legal description of the perimeter of the territory proposed to be annexed.
- Accurate map and plat of the territory
- Name of person or persons to act as the agent for the petitioners.

NOW THEREFORE BE IT RESOLVED, that the prayer of said petition be approved.

Mr. Young moved for adoption of the foregoing resolution being seconded by Mrs. Jones. Upon call of the roll, the following vote resulted:

Mr. Grossmann – absent
Mrs. Jones – yea
Mr. Young – yea

Resolution adopted this 24th day of August 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

/to

cc: Mark Florence, Agent
RZC
Auditor
~~City of Lebanon~~
Emergency Services

RPC
Map Room
Annexation file
Turtlecreek Township
Board of Elections

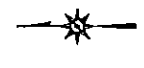
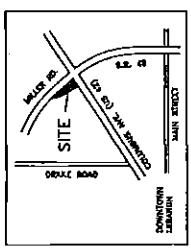
EXHIBIT C

Legal Description

PARCELS:
 09-25-100-020
 09-25-100-040

BASIS OF BEARINGS:
 SR 96-89
 DAVID C. OAKES
 (4-19-96)

DEED REFERENCES:
 SEE BELOW



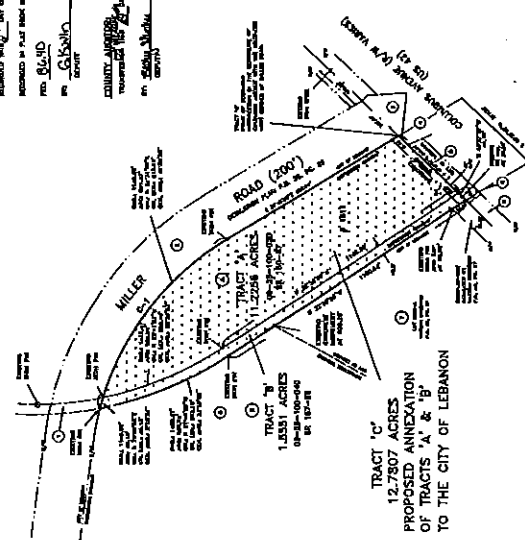
COUNTY COMMISSIONER
 VIC. THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO
 COUNTY COMMISSIONER
 SET. APPROVAL
 DATE: 10/14/2025

SUBJECT: RESOLUTION
 TO ACCEPT THE ANNEXATION OF TRACTS 'A', 'B', & 'C' OF MILLER ROAD, LLC
 TO THE CITY OF LEBANON, OHIO

RESOLUTION NO. 2025-000003
 PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO
 ON OCTOBER 14, 2025

PRO. 06610
 BY: [Signature]
 COUNTY COMMISSIONER

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL OF OFFICE AT LEBANON, OHIO, THIS 14TH DAY OF OCTOBER, 2025.



TOTAL AREA IN PROPOSED ANNEXATION: 12.7807 ACRES
 TOTAL LENGTH OF US 42 IN TERRITORY: 0.2802 ACRES

PL 09-25-100-020 11.2786 A.
 ALL 09-25-100-040 1.5021 A.
 TOTAL: 12.7807 A.

- 1. CITY OF LEBANON: RESOLUTION NO. 2025-000003, PASSED BY THE BOARD OF CITY COMMISSIONERS OF LEBANON, OHIO, ON OCTOBER 14, 2025.
- 2. COUNTY OF WARREN: RESOLUTION NO. 2025-000003, PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, ON OCTOBER 14, 2025.
- 3. STATE OF OHIO: RESOLUTION NO. 2025-000003, PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, ON OCTOBER 14, 2025.
- 4. DEED REFERENCES: SEE BELOW.
- 5. BASIS OF BEARINGS: SR 96-89, DAVID C. OAKES, (4-19-96).
- 6. PARCELS: 09-25-100-020, 09-25-100-040.

| TRACT | NET AREA | T/W AREA | TOTAL AREA |
|------------|----------|----------|------------|
| TRACT 'A' | 1.5331 | 0.3110 | 1.2221 |
| TRACT 'B' | 1.6861 | 0.0222 | 1.6639 |
| TOTAL AREA | 12.8052 | 0.3332 | 12.4720 |

| TRACT | NET AREA | T/W AREA | TOTAL AREA |
|------------|----------|----------|------------|
| TRACT 'A' | 1.5331 | 0.3110 | 1.2221 |
| TRACT 'B' | 1.6861 | 0.0222 | 1.6639 |
| TOTAL AREA | 12.8052 | 0.3332 | 12.4720 |

CITY OF LEBANON
 ANNEXATION
 MILLER ROAD, LLC AREA

SITUATED IN SECTION 25, TOWN 4 NORTH, RANGE 4 WEST, WARREN COUNTY, OHIO

MILLER ROAD, LLC
 1011 COLINA DRIVE AVENUE (US 42)
 LEBANON, OHIO 43036

PREPARED BY: KING ENGINEERING & ASSOC.
 CIVIL ENGINEERS - LAND SURVEYORS
 1011 COLINA DRIVE AVENUE (US 42)
 LEBANON, OHIO 43036

DATE: 10/14/2025
 DRAWN BY: [Signature]

11-22-2016

VOLUME 150 PLAT NO. 87

WARREN COUNTY ENGINEERS
RECORD OF LAND SURVEYS

EXHIBIT A-1

APPROVED BY: NOT APPROVED

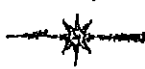
APR 21 2016
WARREN COUNTY ENGINEERS

STATE OF OHIO

WARREN COUNTY

WARREN COUNTY ENGINEERS

O.R. 4785, P.C. 945



- 1. BEING PART OF PLAT NO. 87, VOLUME 150, RECORD OF LAND SURVEYS, WARREN COUNTY, OHIO.
- 2. BEING PART OF PLAT NO. 87, VOLUME 150, RECORD OF LAND SURVEYS, WARREN COUNTY, OHIO.
- 3. BEING PART OF PLAT NO. 87, VOLUME 150, RECORD OF LAND SURVEYS, WARREN COUNTY, OHIO.
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- 6. BEING PART OF PLAT NO. 87, VOLUME 150, RECORD OF LAND SURVEYS, WARREN COUNTY, OHIO.

WARREN COUNTY ENGINEERS
11000 STATE ROUTE 100
WARREN, OHIO 44785
PHONE: (614) 325-1234
FAX: (614) 325-1235
WWW.WARRENCOUNTYENGINEERS.COM

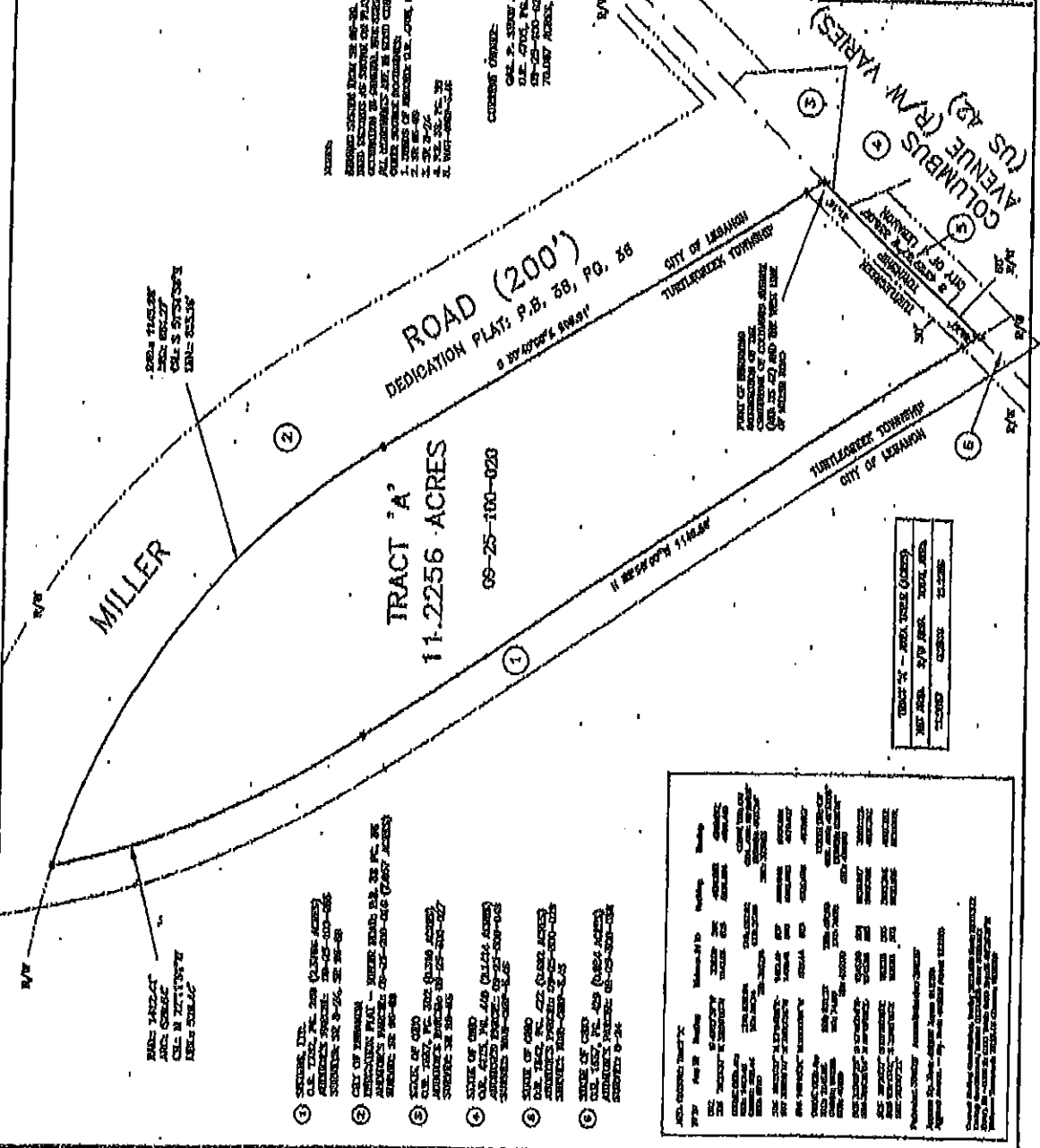
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PLAT OF SURVEY
SURVEYED BY
SECTION 25, TOWN 4, RANGE 4
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

| | |
|-------------------------|------------|
| APPROVED BY: | DATE: |
| WARREN COUNTY ENGINEERS | 11-22-2016 |
| WARREN COUNTY ENGINEERS | 11-22-2016 |
| WARREN COUNTY ENGINEERS | 11-22-2016 |



- 1. BEING PART OF PLAT NO. 87, VOLUME 150, RECORD OF LAND SURVEYS, WARREN COUNTY, OHIO.
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- 5. BEING PART OF PLAT NO. 87, VOLUME 150, RECORD OF LAND SURVEYS, WARREN COUNTY, OHIO.
- 6. BEING PART OF PLAT NO. 87, VOLUME 150, RECORD OF LAND SURVEYS, WARREN COUNTY, OHIO.

| PLAT NO. | VOLUME | DATE | DESCRIPTION |
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| TRACT 'B' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'C' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'D' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'E' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'F' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'G' - 11.2256 ACRES | 99-25-100-020 |
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| TRACT 'P' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'Q' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'R' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'S' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'T' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'U' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'V' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'W' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'X' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'Y' - 11.2256 ACRES | 99-25-100-020 |
| TRACT 'Z' - 11.2256 ACRES | 99-25-100-020 |

KING-HASSELBRING & ASSOCIATES

Civil Engineers & Land Surveyors

9200 Montgomery Road, Suite 21-B

Cincinnati, Ohio 45242

Telephone (513) 932-3806

www.kinghasselbring.com

Principal:
J. Timothy King, PE-PS

Paul B. Hasselbring, PE-PS
Emeritus

FILE: SHAW_COLUMBUS_TRACT_A.LGL
FILE NO.: 19-11714

November 18, 2019
Page 1 of 2

LEGAL DESCRIPTION TRACT 'A' 11.2256 ACRES

Situated in Section 25, Town 4, Range 4, Turtlecreek Township, Warren County Ohio, and being more particularly described as follows:

Beginning at the intersection of the centerline of Columbus Avenue (also known as U.S. Route 42) and the west line of Miller Road, P.B. 38, PG. 36, said point is witnessed by a set mag nail,

Thence, in and along the centerline of said Columbus Avenue, along the north line of the following four owners,

State of Ohio, 0.310 Acre Tract, O.R. 1337, PG. 302

State of Ohio, 2.1414 Acre Tract, O.R. 4115, PG. 440

State of Ohio, 0.692 Acre Tract, O.R. 1342, PG. 422

to the North East Corner of a 0.084 Acre Tract, owned by the State of Ohio, as recorded in O.R. 1637, PG. 429

South 43 degrees 27 minutes 37 seconds West for a distance of 336.09 feet to a set mag nail,

Thence, leaving the centerline of said Columbus Avenue, along the east line of a 2.3766 acre tract, owned by Sisters, Ltd., as recorded in O.R. 1732, PG. 249, North 32 degrees 56 minutes 00 seconds West for a distance of 1140.86 feet, passing a set 5/8" Iron Pin and Cap in the North line of Columbus Avenue at a distance of 30.87 feet, to a set 5/8" Iron Pin and Cap.

Continued . . .

Formerly Hasselbring & Associates
Established 1931

KING-HASSELBRING & ASSOCIATES
CIVIL ENGINEERS
CINCINNATI, OHIO

FILE: SHAW_COLUMBUS_TRACT_A.LGL
FILE NO. 19-11714

November 18, 2019
Page 2 of 2

LEGAL DESCRIPTION
TRACT 'A'
11.2256 ACRES

Thence continuing along the east line of the 2.3766 acre tract owned by Sisters, Ltd., along a curve to the right having a radius of 1412.41 feet, an arc length of 529.54 feet, a chord bearing of North 22 degrees 11 minutes 31 seconds West, and a chord distance of 826.44 feet to a set 5/8" Iron Pin and Cap, in the south line of Miller Road;

Thence, along the south line of said Miller Road, owned by the City of Lebanon and dedicated as Miller Road in Plat Book 38, Page 36, being 7.957 acres, along a curve to the right having a radius of 1145.86 feet, an arc length of 831.27 feet, a chord bearing of South 51 degrees 31 minutes 58 seconds East for a distance of 813.16 feet, to a set 5/8" Iron Pin and Cap;

Thence continuing along the south line of the 7.957 acre tract owned by the City of Lebanon, and dedicated as Miller Road, in P.B. 38, Page 36, South 30 degrees 45 minutes 00 seconds East for a distance of 808.91 feet, passing a set 5/8" Iron Pin and Cap in the North line of Columbus Avenue at a distance of 777.73 feet, to the place of beginning;

Containing in all 11.2256 acres more or less subject to all legal highways and easements of record. Of this Legal Description,

Being part of the 70.067 acres (deeded acreage), owned by Gail P. Shaw and David B. Shaw, Trustee, as recorded in Official Record 4705, Page 945, and Official Record 4702, Page 779 in the Warren County Recorder's Office.

Basis of Bearings is the Survey of Record, Volume 96, Page 89, by David C. Oakes, dated April 18, 1996 in the Warren County Engineer's Record of Land Surveys.

This Legal Description was prepared from a survey by KING-HASSELBRING & ASSOCIATES, Civil Engineers and Land Surveyors, dated October 21, 2019, and revised on November 14, 2019, and written by J. Timothy King, P.S., Professional Land Surveyor, State of Ohio Registration No. 6549. The survey of which is filed in Volume _____, Plat No. _____, of the Warren County Engineer's Record of Land Surveys.

VOL. 157 PLAT NO. 28
 WARREN COUNTY ENGINEERS
 TRACED OF LAND SURVEY

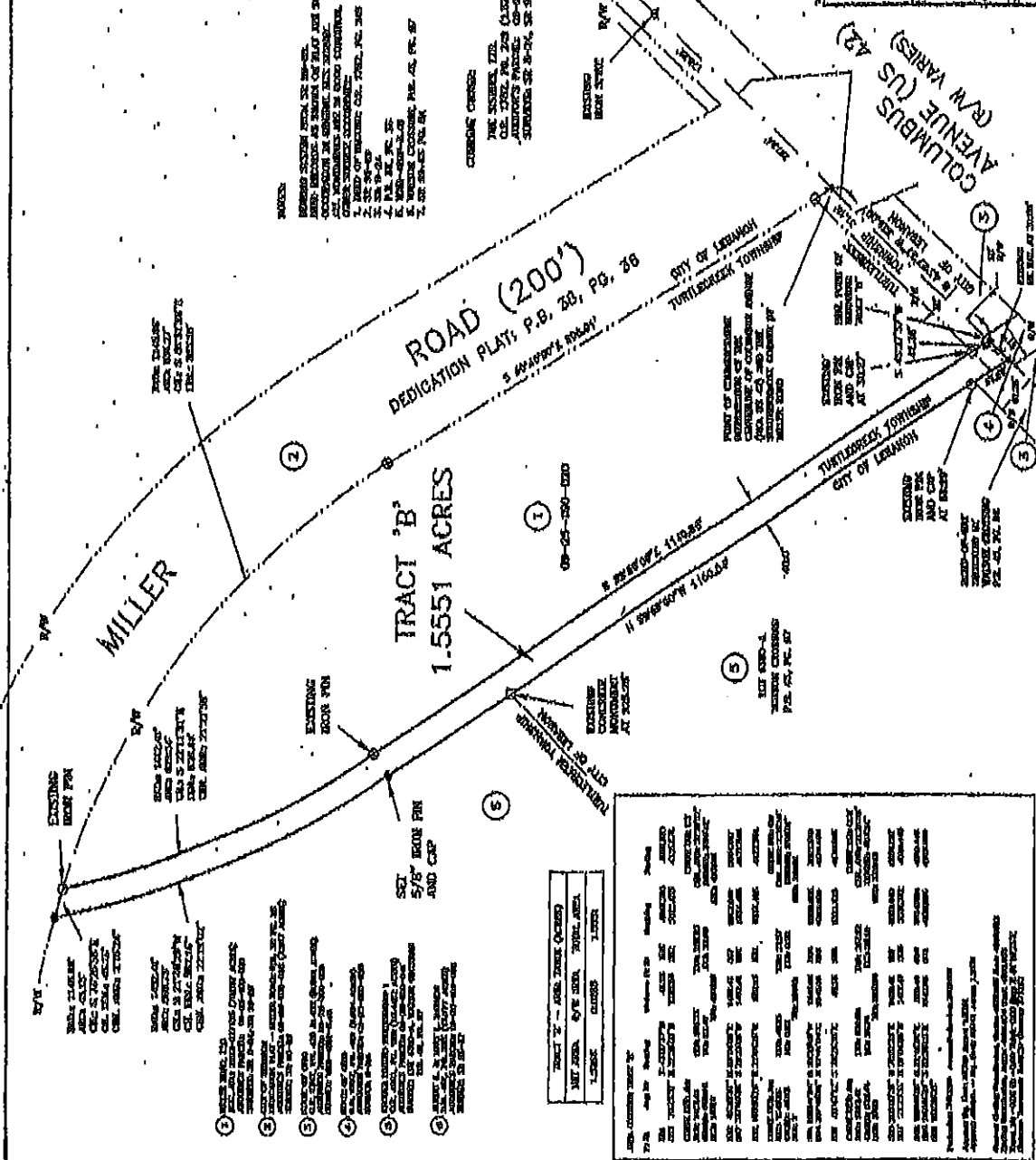
ENGINEER: *David C. Jones*
 DATE: 10-25-88
 TITLE: TRACED OF LAND SURVEY
 CLIENT: THE SISTERS, LTD.
 PROJECT: 25-11716
 SHEET: 1 OF 1

NOTES:
 1. THIS SURVEY IS A TRACED OF LAND SURVEY.
 2. THE BOUNDARIES SHOWN ARE AS SHOWN BY THE SURVEY RECORDS.
 3. THE AREA OF THIS SURVEY IS 1.5551 ACRES.
 4. THE SURVEY WAS MADE BY THE ENGINEER ON THE DATE SHOWN ABOVE.
 5. THE ENGINEER HAS FOUND NO OTHER RECORDS OF THIS SURVEY.
 6. THE ENGINEER HAS FOUND NO OTHER RECORDS OF THIS SURVEY.
 7. THE ENGINEER HAS FOUND NO OTHER RECORDS OF THIS SURVEY.
 8. THE ENGINEER HAS FOUND NO OTHER RECORDS OF THIS SURVEY.
 9. THE ENGINEER HAS FOUND NO OTHER RECORDS OF THIS SURVEY.
 10. THE ENGINEER HAS FOUND NO OTHER RECORDS OF THIS SURVEY.



PLAT OF SURVEY
 SECTION 22, TOWN 4 RANGE 4
 THURLEBROOK TOWNSHIP
 WARREN COUNTY, OHIO

| | |
|--|--|
| KING HASSLERBERG & ASSOC. CIVIL ENGINEERS - LAND SURVEYORS 1000 W. MAIN ST. THURLEBROOK, OHIO 43081 | THE SISTERS, LTD. 81 US 42 LEBANON, OHIO 45038 |
|--|--|



| NO. | DESCRIPTION | BEARING | DISTANCE | REMARKS |
|-----|-------------|---------|----------|---------|
| 1 | ... | ... | ... | ... |
| 2 | ... | ... | ... | ... |
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| 10 | ... | ... | ... | ... |

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Paul H. Hasselbring, PE-PS
Emeritus

FILE: SHAW_COLUMBUS_A_TRACT_B.LGL
FILE NO.: 19-11714

October 06, 2022
Page 1 of 3

LEGAL DESCRIPTION TRACT 'B' 1.5551 ACRES

Situated in Section 25, Town 4, Range 4, Turtlecreek Township, Warren County Ohio, and being more particularly described as follows:

Commencing at the intersection of the centerline of Columbus Avenue (also known as U.S. Route 42) and the southernmost corner of Miller Road, P.B. 38, PG. 36, said point is witnessed by a set mag nail;

THENCE, in and along the centerline of said Columbus Avenue, South 43 degrees 27 minutes 37 seconds West for a distance of 336.09 feet to a set mag nail, and to the real point of beginning for this description;

THENCE continuing with the centerline of Columbus Avenue, along the north line of a 0.084 acre tract, owned by the State of Ohio, as recorded in O.R. 1637, Pg. 429, South 43 degrees 27 minutes 37 seconds West for a distance of 41.16 feet, passing an existing PK nail at a distance of 20.58 feet, to a set mag nail;

THENCE, leaving the centerline of said Columbus Avenue, along the east line of Watson Crossing; as recorded in Plat Book 45, Pg. 97, and Lot 6360-A, a 10.4432 acre tract, owned by Kroger Limited Partnership I, as recorded in O.R. 4002, PG. 192, and the east line of a 13.177 acre tract, owned by Albert L. & Mary L. Harmon, as recorded in D.B. 467, Pg. 373, North 32 degrees 56 minutes 00 seconds West for a distance of 1150.54 feet, passing an existing Iron Pin and Cap at a distance of 68.99 feet, and an existing concrete monument at a distance of 925.25 feet, to a set 5/8" Iron Pin and Cap;

Continued . . .

Formerly Hasselbring & Associates
Established 1951

KING-HASSELBRING & ASSOCIATES
CIVIL ENGINEERS
CINCINNATI, OHIO

FILE: SHAW_COLUMBUS_A_TRACT_B.LGL
FILE NO.: 19-11714

October 06, 2022
Page 2 of 3

LEGAL DESCRIPTION

TRACT 'B'

1.5551 ACRES

THENCE continuing with the east line of the 13.177 acre tract owned by Albert L. & Mary L. Harmon, along a curve to the right having a radius of 1452.41 feet, an arc length of 565.73 feet, a chord bearing of North 21 degrees 46 minutes 26 seconds West, and a chord length of 562.16 feet to a set 5/8" Iron Pin and Cap, in the south line of Miller Road;

THENCE, along the south line of said Miller Road, owned by the City of Lebanon and dedicated as Miller Road in Plat Book 38, Page 36, being 7.957 acres, along a curve to the right having a radius of 1145.86 feet, an arc length of 45.13 feet, a chord bearing of South 73 degrees 26 minutes 38 seconds East, and a chord length of 45.13 feet to an existing Iron Pin;

THENCE with the west line of a 70.067 acre tract owned by Miller Road, LLC, as recorded in Doc. No. 2022-027135, along a curve to the left, having a radius of 1412.41 feet, an arc length of 529.54 feet, and a chord bearing of South 22 degrees 11 minutes 31 seconds East, and a chord length of 526.44 feet to an existing Iron Pin;

THENCE continuing with the west line of the 70.067 acre tract owned by Miller Road, LLC, South 32 degrees 56 minutes 00 seconds East for a distance of 1140.86 feet, passing an existing 5/8" Iron Pin and Cap at a distance of 1109.99 feet, to the centerline of Columbus Avenue and the place of beginning;

Containing in all 1.5551 acres more or less subject to all legal highways and easements of record. Of this Legal Description,

Being all of the 1.3786 acres (deeded acreage), owned by The Sisters, Ltd., as recorded in Official Record 1732, Page 249 in the Warren County Recorder's Office.

Basis of Bearings is the Survey of Record, Volume 96, Page 89, by David C. Oakes, dated April 18, 1996 in the Warren County Engineer's Record of Land Surveys.

Continued . . .

KING-HASSELBRING & ASSOCIATES
CIVIL ENGINEERS
CINCINNATI, OHIO

FILE: SHAW_COLUMBUS_A_TRACT_B.LGL
FILE NO. 19-11714

October 06, 2022
Page 3 of 3

LEGAL DESCRIPTION
TRACT 'B'
1.5551 ACRES

This Legal Description was prepared from a survey by KING-HASSELBRING & ASSOCIATES, Civil Engineers and Land Surveyors, dated October 21, 2019, and revised on October 06, 2022, and written by J. Timothy King, P.S., Professional Land Surveyor, State of Ohio Registration No. 6549. The survey of which is filed in Volume _____, Plat No. _____, of the Warren County Engineer's Record of Land Surveys.

RECEIVED

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KING-HASSELBRING & ASSOCIATES

Civil Engineers & Land Surveyors

9200 Montgomery Road, Suite 21-B

Cincinnati, Ohio 45242

Telephone (513) 932-3806

www.kinghasselbring.com

Principal:
J. Timothy King, PE-PS

Paul E. Hasselbring, PE-PS
Emeritus

FILE: SHAW_ANNEXATION_TRACT_C.LGL
FILE NO.: 19-11714

July 12, 2023
Page 1 of 2

LEGAL DESCRIPTION
TRACT 'C'
12.7807 ACRES

Situated in Section 25, Town 4, Range 4, Turtlecreek Township, Warren County Ohio, and being more particularly described as follows:

Beginning at the intersection of the centerline of Columbus Avenue (also known as U.S. Route 42) and the southernmost corner of Miller Road, P.B. 38, PG. 36 (Dedication Plat), said point is witnessed by an existing mag nail;

THENCE, in and along the centerline of said Columbus Avenue, South 43 degrees 27 minutes 37 seconds West for a distance of 377.25 feet, passing an existing mag nail at a distance of 336.09', and an existing mag nail at a distance of 356.67 feet to an existing mag nail;

THENCE, leaving the centerline of said Columbus Avenue, along the east line of Watson Crossing, as recorded in Plat Book 45, Pg. 97, and Lot 6360-A, of Watson Crossing, a 10.4432 acre tract, owned by Kroger Limited Partnership I, as recorded in O.R. 4002, PG. 192, and the east line of a 13.177 acre tract, owned by Albert L. & Mary L. Harmon, as recorded in D.B. 467, Pg. 373, North 32 degrees 56 minutes 00 seconds West for a distance of 1150.54 feet, passing an existing Iron Pin and Cap at a distance of 68.99 feet, and an existing concrete monument at a distance of 925.25 feet, to an existing Iron Pin;

Continued . . .

KING-HASSELBRING & ASSOCIATES
CIVIL ENGINEERS
CINCINNATI, OHIO

FILE: SHAW_ANNEXATION_TRACT_C.LGL
FILE NO.: 19-11714

July 12, 2023
Page 2 of 2

LEGAL DESCRIPTION
TRACT 'C'
12.7807 ACRES

THENCE continuing with the east line of the 13.177 acre tract owned by Albert L. & Mary L. Harmon, along a curve to the right having a radius of 1452.41 feet, an arc length of 565.73 feet, a chord bearing of North 21 degrees 46 minutes 26 seconds West, and a chord length of 562.16 feet to an existing Iron Pin, in the south line of Miller Road;

THENCE, along the south line of said Miller Road, owned by the City of Lebanon and dedicated as Miller Road in Plat Book 38, Page 36, along a curve to the right having a radius of 1145.86 feet, an arc length of 876.40 feet, a chord bearing of South 52 degrees 39 minutes 40 seconds East, and a chord length of 855.20 feet, passing an existing Iron Pin at an arc length of 45.13 feet, to an existing Iron Pin;

THENCE continuing along the south line of said Miller Road, owned by the City of Lebanon, South 30 degrees 45 minutes 00 seconds East for a distance of 808.91 feet, passing an existing Iron Pin at a distance of 777.73 feet, to the centerline of Columbus Avenue, and the place of beginning; Containing in all 12.7807 acres more or less and subject to all legal highways and easements of record. Of this Legal Description,

Being all of the 1.5551 acres (Deed), owned by Miller Road, LLC, as recorded in Doc. No.: 2023-001419, and being part of the premises, 11.2256 acres, owned by Miller Road, LLC, as recorded in Doc. No.: 2022-027135 (70.067 acres, Deed) in the Warren County Recorder's Office.

Basis of Bearings is the Survey of Record, Volume 96, Page 89, by David C. Oakes, dated April 18, 1996 in the Warren County Engineer's Record of Land Surveys.

This Legal Description was prepared by KING-HASSELBRING & ASSOCIATES, Civil Engineers and Land Surveyors, and written by J. Timothy King, P.S., Professional Land Surveyor, State of Ohio Registration No. 6549.

Formerly Hasselbring & Associates
Established 1951

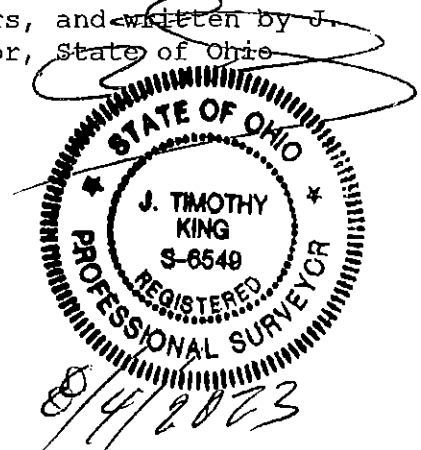


EXHIBIT D

RESOLUTION NO. 2024-001

A RESOLUTION PETITIONING THE WARREN COUNTY BOARD OF COUNTY COMMISSIONERS FOR A CHANGE OF TOWNSHIP BOUNDARIES TO EXTEND THE CURRENT BOUNDARY OF LEBANON TOWNSHIP TO INCLUDE REAL PROPERTY RECENTLY ANNEXED TO THE CITY OF LEBANON

WHEREAS, the Council of the City of Lebanon by Ordinance No. 2023-106 accepted the annexation of certain territory in Turtlecreek Township to the City of Lebanon; and

WHEREAS, Council has determined that it is in the best interest of the City of Lebanon for the municipal limits to be situated in a single township; and

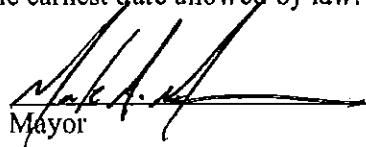
WHEREAS, Ohio Revised Code section 503.07 directs a procedure whereby, due to a change of the limits of a municipal corporation, said corporation includes territory lying in more than one township, a city may petition the Board of County Commissioners for a change in township lines in order to make them identical, in whole or in part, with the limits of the municipal corporation, and said Board of County Commissioners shall upon the petition of a City change the boundaries of the township.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Lebanon, Ohio:

SECTION 1: That the City Manager is hereby authorized to execute said Petition to change the boundaries of Lebanon Township, to make them conform to the boundaries of the City of Lebanon, and for such other action as may be proper, in accordance with Ordinance No. 2023-106.

SECTION 2: That the City Manager is hereby authorized and directed to present said Petition to the Warren County Board of County Commissioners for change of township boundaries in accordance with the form attached hereto as Exhibit "A".

SECTION 3: This Resolution shall take effect at the earliest date allowed by law.


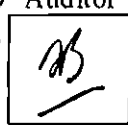
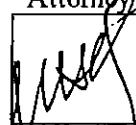

Mayor

Passed: January 9, 2024

Attest:

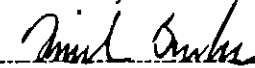

Clerk of Council

Sponsors:
All Members of Council

| | | |
|---|---|---|
| City Manager | City Auditor | City Attorney |
|  |  |  |

Certification

I hereby certify that this is a true and correct copy of Resolution 2024-001, approved by the Lebanon City Council on January 9, 2024.


Daniel Burke, Clerk of Council



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

Facsimile (513) 695-2054

**TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG**

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – January 30, 2024

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the January 23, 2024, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – absent

Krystal Powell, Clerk – present

Minutes of the January 23, 2024 meeting were read and approved.

- 24-0142 A resolution was adopted hiring Tabatha Ingram as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-0143 A resolution was adopted hiring Kimberly Walker as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-0144 A resolution was adopted hiring Charles Daniels as Water Distribution Worker II, within the Water and Sewer Department. Vote: Unanimous
- 24-0145 A resolution was adopted hiring Scotty Pigg as Water Distribution Worker I, within the Water and Sewer Department. Vote: Unanimous
- 24-0146 A resolution was adopted rehiring Joseph Essig as Water Distribution Worker III, within the Water and Sewer Department. Vote: Unanimous
- 24-0147 A resolution was adopted approving a wage increase for Kimberly Adams within the Warren County Department of Emergency Services. Vote: Unanimous

MINUTES
JANUARY 30, 2024
PAGE 2

- 24-0148 A resolution was adopted approving wage increase for Nathan Baker, Distribution Worker III, within the Water and Sewer Department.
Vote: Unanimous
- 24-0149 A resolution was adopted approving promotion of Nathan Marshall to the position of Sewer Collections Worker II within the Water and Sewer Department.
Vote: Unanimous
- 24-0150 A resolution was adopted approving the promotion of David Rentz to the position of Wastewater Treatment Plant Operator I within the Warren County Water and Sewer Department. Vote: Unanimous
- 24-0151 A resolution was adopted approving the lateral transfer of Kyle Purdy from the position of Sewer Collections Worker II to Distribution Worker II, within the Water and Sewer Department. Vote: Unanimous
- 24-0152 A resolution was adopted approving the reclassification of Courtney Wilson, from Eligibility Referral Specialist II to QA Reviewer, within Warren County Department of Job and Family Services, Human Services Division.
Vote: Unanimous
- 24-0153 A resolution was adopted amending the classification specification to change the job title of “EMA Plans Assistant” to “EMA Planner” within Warren County Emergency Services. Vote: Unanimous
- 24-0154 A resolution was adopted approving title change for Alyssa Harden from EMA Plans Assistant to EMA Planner within the Emergency Services Department.
Vote: Unanimous
- 24-0155 A resolution was adopted accepting the resignation of Jamie Riley, Assessment Investigative Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective January 22, 2024.
Vote: Unanimous
- 24-0156 A resolution was adopted accepting resignation of Amber Gregory, Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division, effective January 19, 2024.
Vote: Unanimous
- 24-0157 A resolution was adopted rescinding resolution #23-1779 to approve supplemental appropriation into 11011110 and operating transfer into Tourism and Economic Development Support Fund #2213. Vote: Unanimous
- 24-0158 A resolution was adopted setting public hearing for rezoning application of The Sisters, LTD. (Case #2023-10) to rezone approximately 2 acres from Light Industrial Manufacturing Zone “I1” inside JEDD area to Community Commercial Business Zone “B2” removed from the JEDD in Turtlecreek Township.
Vote: Unanimous

MINUTES
JANUARY 30, 2024
PAGE 3

- 24-0159 A resolution was adopted advertising for bids for the 2024 Well Re-Development Project. Vote: Unanimous
- 24-0160 A resolution was adopted entering into contract with Nation Water Services, LLC for the Middletown Junction Production Well Drilling and Construction Project. Vote: Unanimous
- 24-0161 A resolution was adopted approving emergency survey services performed by the Village of Maineville Village Engineer along State Route 48 in Maineville. Vote: Unanimous
- 24-0162 A resolution was adopted approving addenda to agreement with Nu Beginnings II, LLC relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 24-0163 A resolution was adopted approving addenda to agreement with Isaiah's Place, Inc. relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 24-0164 A resolution was adopted entering into a classroom training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 24-0165 A resolution was adopted authorizing the President of the Board to sign the Microsoft Program signature form on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-0166 A resolution was adopted authorizing the disposal of obsolete software no longer being utilized by Warren County Telecommunications. Vote: Unanimous
- 24-0167 A resolution was adopted authorizing the transfer of equipment to Mobilcomm for trade-in on a new Bi-Directional Amplifier on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-0168 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-0169 A resolution was adopted entering into a Street and Appurtenances (including sidewalks) Security Agreement with CFPN Ohio, LLC for installation of certain improvements in C5 Encore Logistic Center, Section Two situated in Turtlecreek Township. Vote: Unanimous
- 24-0170 A resolution was adopted approving various record plats. Vote: Unanimous
- 24-0171 A resolution was adopted accepting an amended certificate and approving a supplemental appropriation for the Roachester Cozaddale Road Bridge Project Fund #4459. Vote: Unanimous

MINUTES
JANUARY 30, 2024
PAGE 4

- 24-0172 A resolution was adopted approving a cash advance from the County Motor Vehicle Fund #2202 into the King Avenue Bridge Project fund #4437. Vote: Unanimous
- 24-0173 A resolution was adopted approving a supplemental appropriation into Commissioners Fund #1101110 and an operational transfer into Tourism and Economic Development Support Fund #2213. Vote: Unanimous
- 24-0174 A resolution was adopted approving a supplemental appropriation into Sheriff's Office Fund #2285. Vote: Unanimous
- 24-0175 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #1101110 into Juvenile Probation Fund #11012600. Vote: Unanimous
- 24-0176 A resolution was adopted approving appropriation adjustment from Commissioners General Fund #1101110 into Telecommunications Fund #11012810. Vote: Unanimous
- 24-0177 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #1101110 into Emergency Services Fund #11012850. Vote: Unanimous
- 24-0178 A resolution was adopted approving an appropriation adjustment within Building and Zoning Department Fund #11012300. Vote: Unanimous
- 24-0179 A resolution was adopted approving appropriation adjustment within Human Services Fund 2203. Vote: Unanimous
- 24-0180 A resolution was adopted approving an appropriation adjustment within Water Revenue Fund #5510. Vote: Unanimous
- 24-0181 A resolution was adopted approving appropriation adjustment within Health Insurance Fund #6632. Vote: Unanimous
- 24-0182 A resolution was adopted approving requisitions and authorizing County Administrator to sign documents relative thereto. Vote: Unanimous
- 24-0183 A resolution was adopted approving appropriation adjustment within Board of Elections Fund #11011300. Vote: Unanimous
- 24-0184 A resolution was adopted continuing public hearing to consider modifications to the Rules and Regulations of the Water and Sewer Department relative to increases to Water and Sewer rates, fees, and charges. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

Barney Wright, Warren County Treasurer, was present for a meeting of the Investment Advisory Board.

Mr. Wright reviewed the current yields and discussed the length of investments.

PUBLIC HEARING

CONSIDER INCREASES TO THE WATER AND SEWER DEPARTMENT
RATES, FEES, AND CHARGES FOR 2024, 2025, AND 2026

The public hearing to consider increases to the Water and Sewer Department rates, fees, and charges for 2024, 2025, and 2026 was convened this 30th day of January 2024 in the Commissioners' Meeting Room.

Chris Brausch, Sanitary Engineer, presented the attached PowerPoint presentation stating the recommended user rates for water and sewer services. Mr. Brausch stated an increase in rates would not affect Warren County's affordability ranking with surrounding communities, and that the county would remain one of the least expensive providers in the area. Mr. Brausch expressed the need to increase rates due to rising operation costs and funding of future capital improvement projects. Mr. Brausch stated the Water and Sewer Department does not make a profit and any excess money goes back into the capital improvement fund.

There was discussion relative to the reserve fund of sewer versus the reserve fund of water.

Mr. Brausch stated the Water and Sewer Department is also requesting an increase to the sewer connection fees and water tap in fees, as the rates have not increased since 2007. Mr. Brausch then presented the recommended fees.

Tim Burgoyne, member of the Board of Ohio Development Council and the Home Builders Association of Cincinnati, was present to speak on their behalf. He stated he understands that costs increase, but the proposed connection and tap fee increases could cost builders hundreds of thousands of dollars. He requested that preliminary plans approved prior to the increase be grandfathered in at the old rate.

Brian Scheck, President of the Ohio Valley Development Council, was present to speak on behalf of the Council. He stated he understands the fee increases but asked for consideration to alter the fee increases. Mr. Scheck expressed his belief that the capital improvements are beneficial to all residents, not just new users.

There was discussion relative to new growth, comparable community rates, and the rates remaining stagnant since 2007.

Commissioner Jones stated many of our capital improvement projects are needed so we are able to provide service to more customers. She expressed the need for proper development and balance between the developments that currently exist in the County and new developments.

Commissioner Young suggested continuing the public hearing for further discussion at a later date.

Upon further discussion, on motion, upon unanimous call of the roll, the Board resolved (Resolution #24-1084) to continue the public hearing to Tuesday, February 27, 2024 at 9:00 a.m.

PUBLIC HEARING

REZONING APPLICATION OF BLUE ROCK PROPERTIES, LLC TO REZONE APPROXIMATELY 30 ACRES IN UNION TOWNSHIP FROM MIXED USE NEIGHBORHOOD ZONE "MXU-N" TO LIGHT INDUSTRIAL MANUFACTURING ZONE "I1" AND GENERAL INDUSTRIAL MANUFACTURING DISTRICT "I2" WITH A PLANNED UNIT DEVELOPMENT

The public hearing to consider the rezoning application of Blue Rock Properties, LLC to rezone approximately 30 acres in Union Township from Mixed Use Neighborhood Zone "MXU-N" to Light Industrial Manufacturing Zone "I1" and General Industrial Manufacturing District "I2" with a Planned Unit Development was convened this 30th day of January 2024 in the Commissioners' Meeting Room.

Michelle Tegtmeier, Building and Zoning Director, presented the attached PowerPoint presentation stating the applicant/owner, property size and location, current zoning, future land use designation, and requested rezoning.

Cameron Goschinski, Regional Planning Commission, presented the Regional Planning Commission Executive Committee recommendation to approve the rezoning request subject to eight conditions.

Tyler Holden, applicant and property owner, presented the attached PowerPoint presentation providing background information, current zoning, proposed zoning changes, and future business plans for the property.

There was discussion relative to industrial use of the property and annexation options for the property owner if the rezoning request were to be denied.

Commissioner Young explained that we do not have zoning control over what happens within the City of Lebanon and stated that if the property is annexed to the City of Lebanon they would have total control over the zoning. Mr. Young further stated the Planned Unit Development portion of the rezoning request allows for negotiations of conditions for the rezoning.

Chris Koch, Fred Vonderhaar, and Rhonda Cockerham, Union Township Trustees, were present to represent the township's interests. Mr. Koch stated the Trustees understand the concerns of residents. He also stated that if the zoning request is denied, Mr. Holden has other options to explore. Mr. Vonderhaar stated that it is his concern that there are no additional exit routes for the residents at the back of Lebanon Road in case of emergency.

Scott Brunka, Lebanon City Manager, stated that annexing the property is not on the city's radar. Mr. Brunka expressed his concerns as to what could happen on the property if it is rezoned to a General Industrial Manufacturing Zone and his concern for the reduction of current zoning standards of setback and buffer requirements that would affect adjacent property. Mr. Brunka stated the City of Lebanon will not provide utilities to the property.

There was discussion relative to the current water and sewer territory of the property.

Commissioner Jones stated she is looking at an opportunity to negotiate with the property owner on changing zoning but is sensitive to all of the resident correspondence and how it will impact her view on decision making.

There was further discussion relative to the potential annexation of the property.

Mr. Brunka stated the City of Lebanon would not accept the annexation of property into the City of Lebanon at this time.

There was discussion relative to the applicant withdrawing his application at this time.

Upon further discussion, the applicant requested to withdraw the rezoning application of Blue Rock Properties, LLC to rezone approximately 30 acres in Union Township from Mixed Use Neighborhood Zone "MXU-N to Light Industrial Manufacturing Zone "I1" and General Industrial Manufacturing District "I2" with a Planned Unit Development.

On motion, upon unanimous call of the roll, the Board entered into executive session at 11:20 a.m. to discuss imminent litigation with legal counsel present pursuant to Ohio Revised Code Section 121.22 (G)(3) and exited at 12:07 p.m.

Upon motion the meeting was adjourned.

David G. Young, President

Tom Grossmann

Shannon Jones



I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on January 30, 2024, in compliance with Section 121.22 O.R.C.

Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio



Proposed Water & Sewer Rates for 2024 - 2027

January 30, 2024

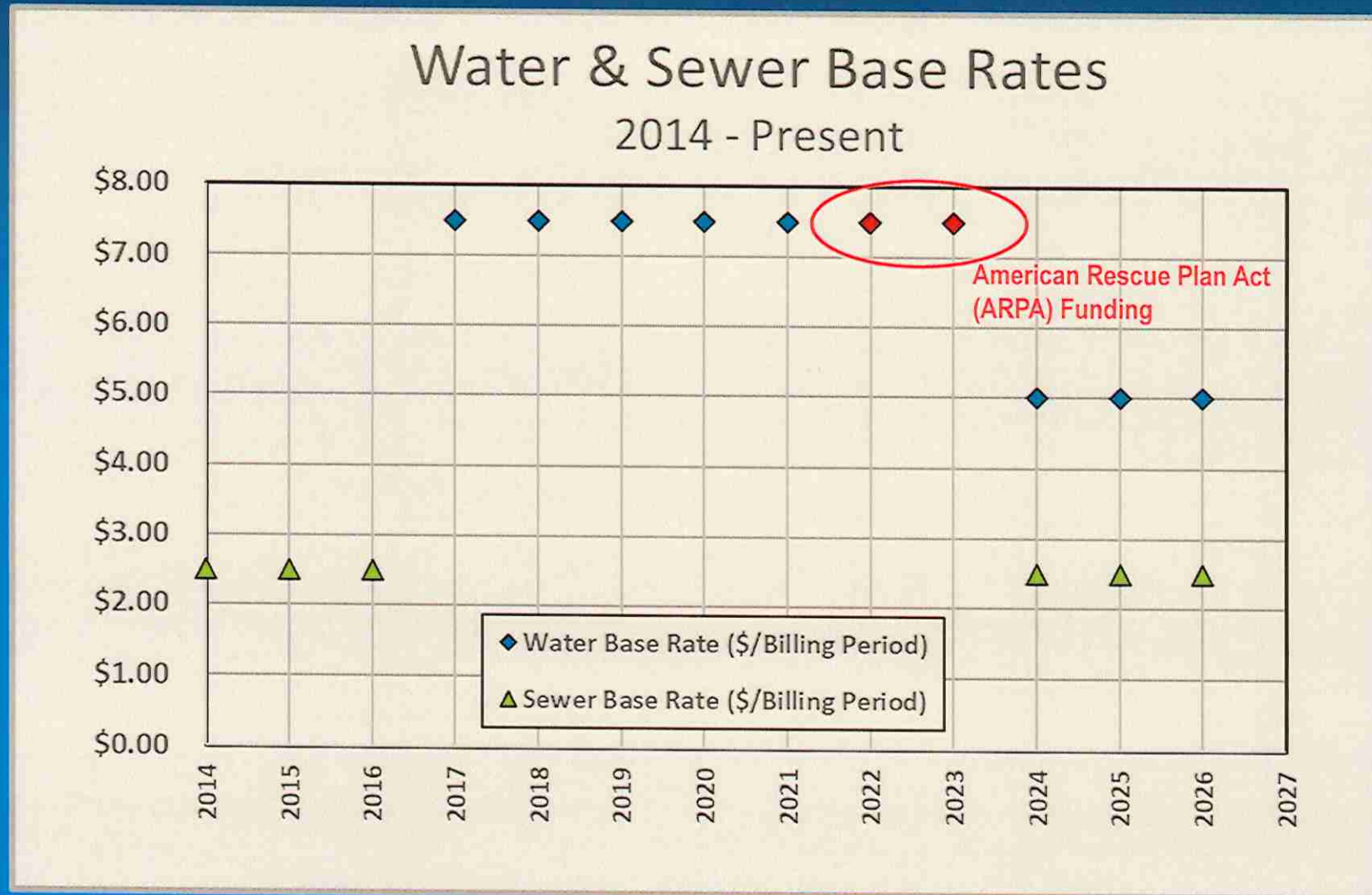


Water & Sewer Department

Recommended User Rates

| | 2024 | 2025 | 2026 |
|---------------------------------------|-------------|-------------|-------------|
| Water Base Fee | \$5.00/bill | \$5.00/bill | \$5.00/bill |
| Water User Rate (\$/1,000 gal) | \$5.05 | \$5.43 | \$5.70 |
| Rate Increase | 7.5% | 7.5% | 5.0% |
| Sewer Base Fee | \$2.50/bill | \$2.50/bill | \$2.50/bill |
| Sewer User Rate (\$/1,000 gal) | \$5.00 | \$5.25 | \$5.40 |
| Rate Increase | 7.0% | 5.0% | 3.0% |

Customer Base Rates will be reallocated in the upcoming billing cycle.



Customer User Rates will increase in the upcoming billing cycle.

Water & Sewer User Rates
2014 - Present



Mission Statement

We strive to provide quality water service to Warren County residents in a cost-effective manner; to treat all customers with respect, courtesy and professionalism; and provide the highest quality of customer service.



Water & Sewer Department



Past & Current User Rates

| | 2020 | 2021 | 2022 | Current Rate 2023 |
|-----------------------|-------------|-------------|-------------|-------------------------|
| Water Base Fee | \$7.50/bill | \$7.50/bill | \$0.00/bill | \$0.00/bill |
| Water Rate | \$4.31 | \$4.43 | \$4.56 | \$4.70 |
| Rate Increase | 3% | 3% | 3% | 3% |
| Sewer Base Fee | \$0.00/bill | \$0.00/bill | \$0.00/bill | \$0.00/bill |
| Sewer Rate | \$4.67 | \$4.67 | \$4.67 | \$4.67 |
| Rate Increase | 0% | 0% | 0% | 0% |



Water & Sewer Department



Recommended User Rate Increases

| | 2020 | 2021 | 2022 | Current Rate 2023 | 2024 | 2025 | 2026 |
|-----------------------|-------------|-------------|-------------|-------------------------|-------------|-------------|-------------|
| Water Base Fee | \$7.50/bill | \$7.50/bill | \$0.00/bill | \$0.00/bill | \$5.00/bill | \$5.00/bill | \$5.00/bill |
| Water Rate | \$4.31 | \$4.43 | \$4.56 | \$4.70 | \$5.05 | \$5.43 | \$5.70 |
| Rate Increase | 3% | 3% | 3% | 3% | 7.5% | 7.5% | 5.0% |
| Sewer Base Fee | \$0.00/bill | \$0.00/bill | \$0.00/bill | \$0.00/bill | \$3.50/bill | \$3.50/bill | \$3.50/bill |
| Sewer Rate | \$4.67 | \$4.67 | \$4.67 | \$4.67 | \$5.00 | \$5.25 | \$5.40 |
| Rate Increase | 0% | 0% | 0% | 0% | 7.0% | 5.0% | 3.0% |



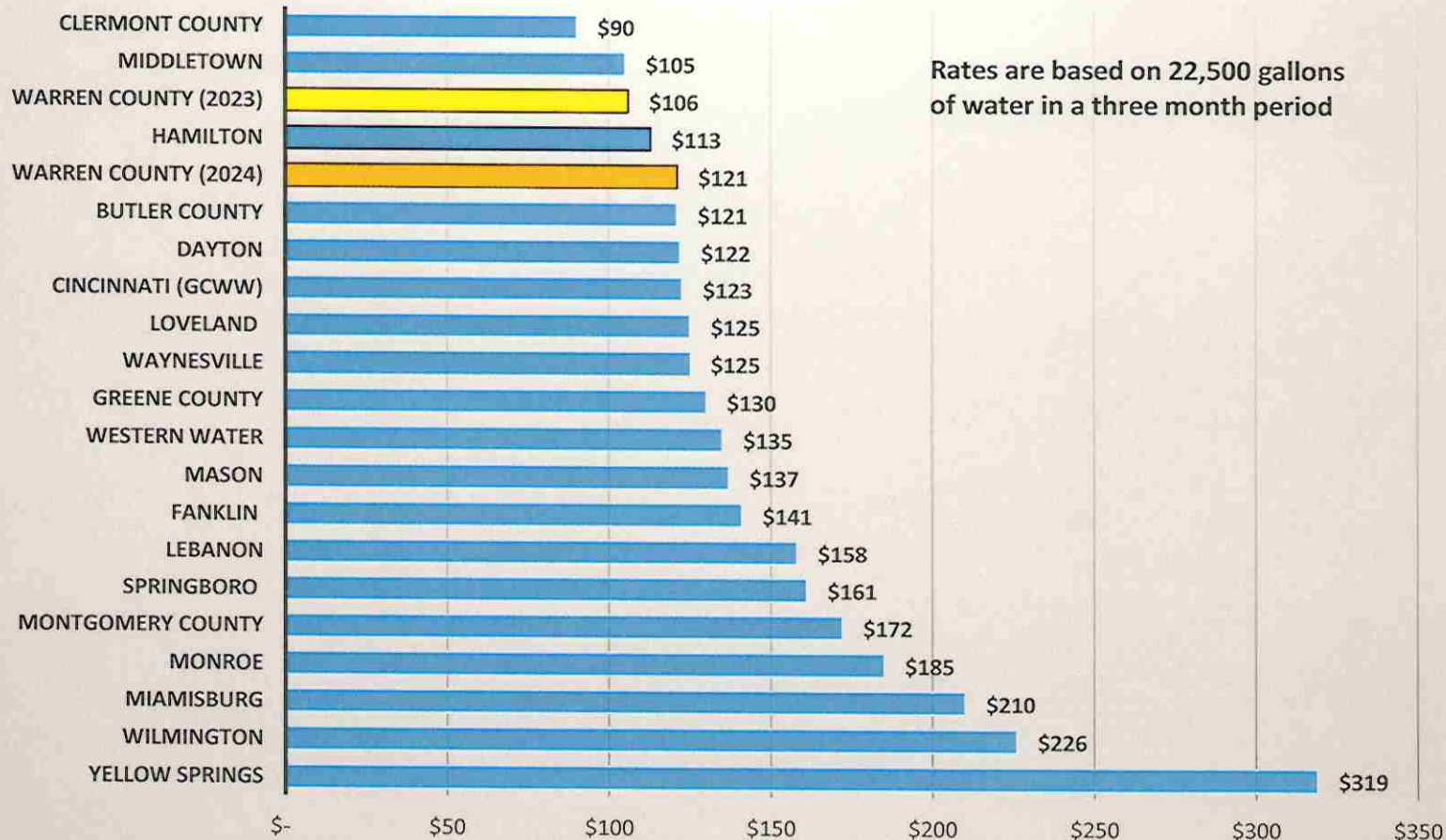
Water & Sewer Department



Affordable Water Rates

Our focus on strong fiscal management, operating with a minimal staff, and building quality treatment plants has resulted in low rates for our customers.

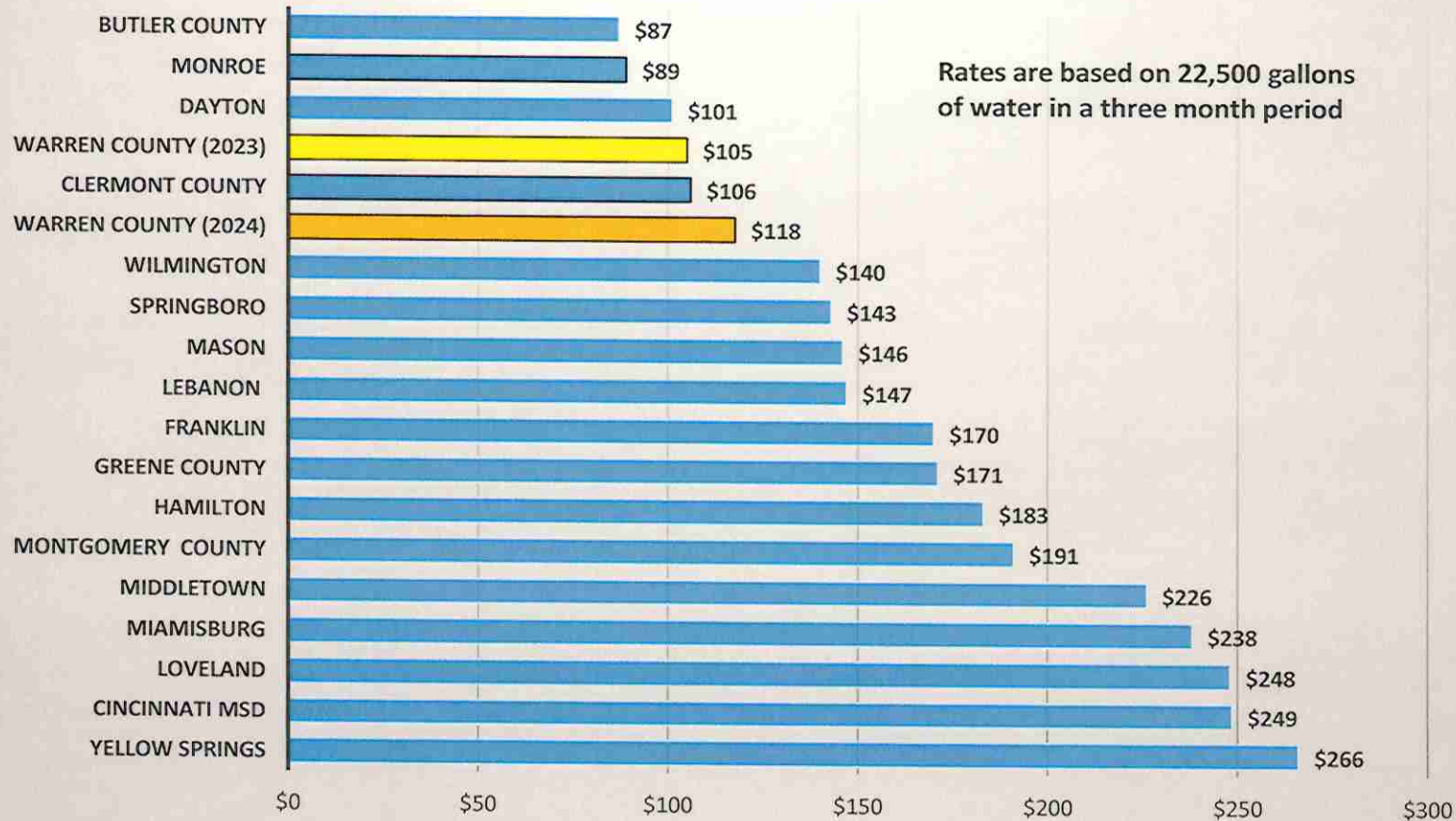
2023 WATER RATE SURVEY



Affordable Sewer Rates

Our focus on strong fiscal management, operating with a minimal staff, and building quality treatment plants has resulted in low rates for our customers.

2023 SEWER RATE SURVEY



What does this mean to our customers?

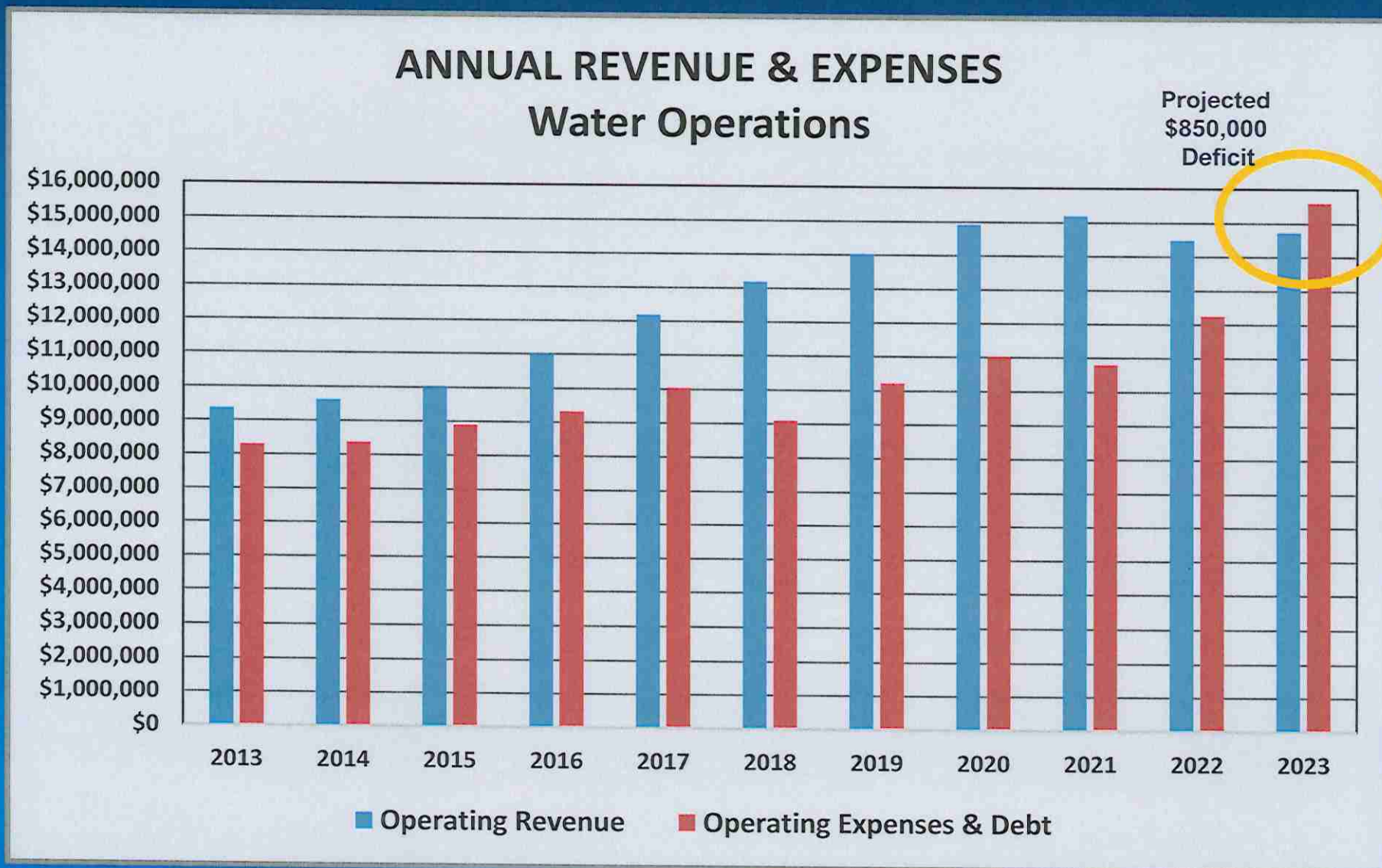
| Customer Bi-Monthly Bill | 2024 | 2025 | 2026 |
|--------------------------|---------|---------|---------|
| Minimum Water Bill | \$35.32 | \$37.59 | \$39.22 |
| Minimum Sewer Bill | \$33.48 | \$34.98 | \$35.92 |
| Total Bi-Monthly Bill | \$68.80 | \$72.57 | \$75.14 |

*Based on 6,000 gallon minimum usage (Approximately 100 gallon/day)

Water service at
\$0.59 - 0.65 / day.

Water & Sewer service
at \$1.15 - \$1.25/day.

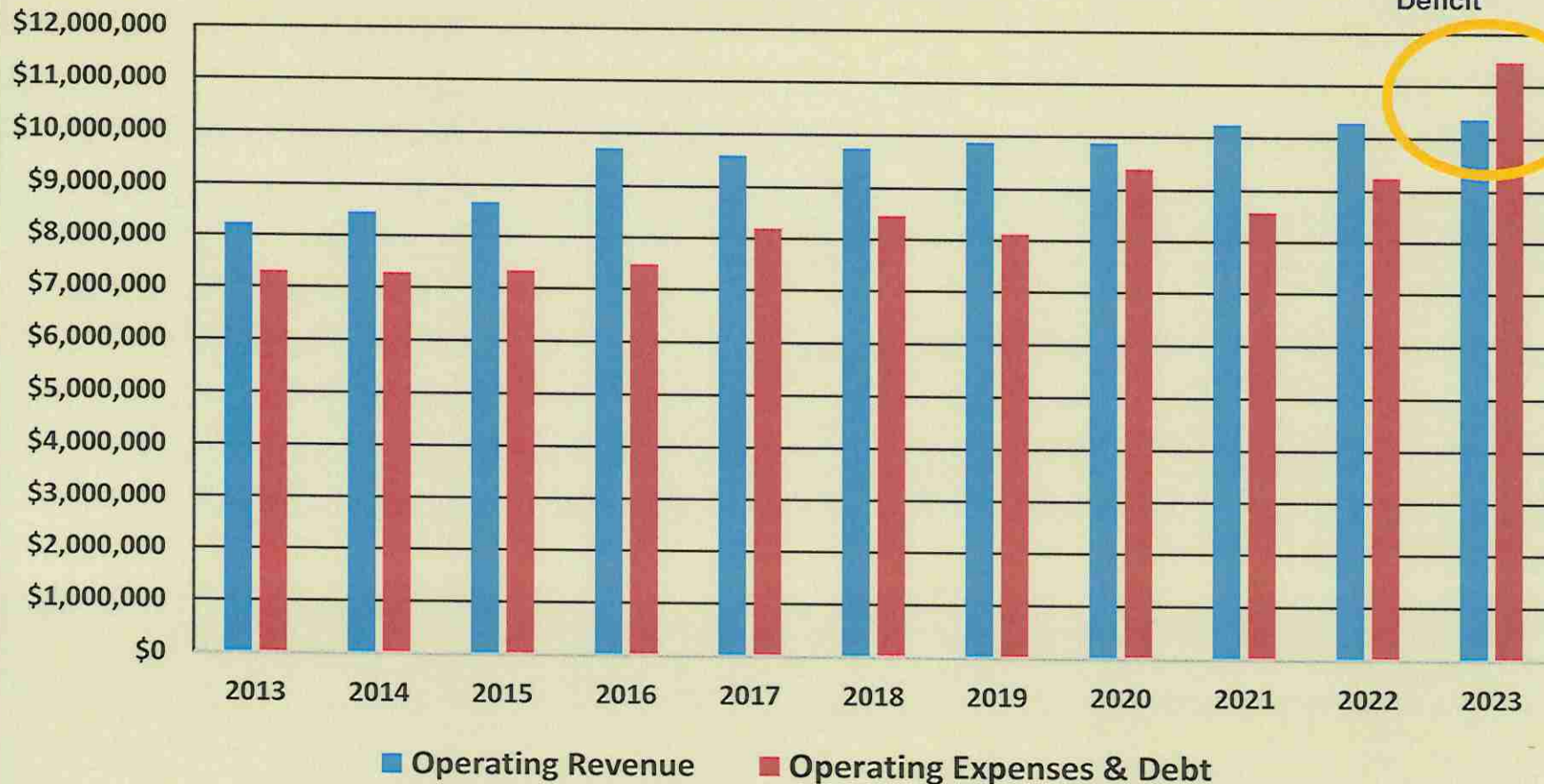
Expenses will exceed revenues in 2023 resulting in a reduction in surplus funds used for capital projects.



Expenses will exceed revenues in 2023 resulting in a reduction in surplus funds used for capital projects.

ANNUAL REVENUE & EXPENSES Sewer Operations

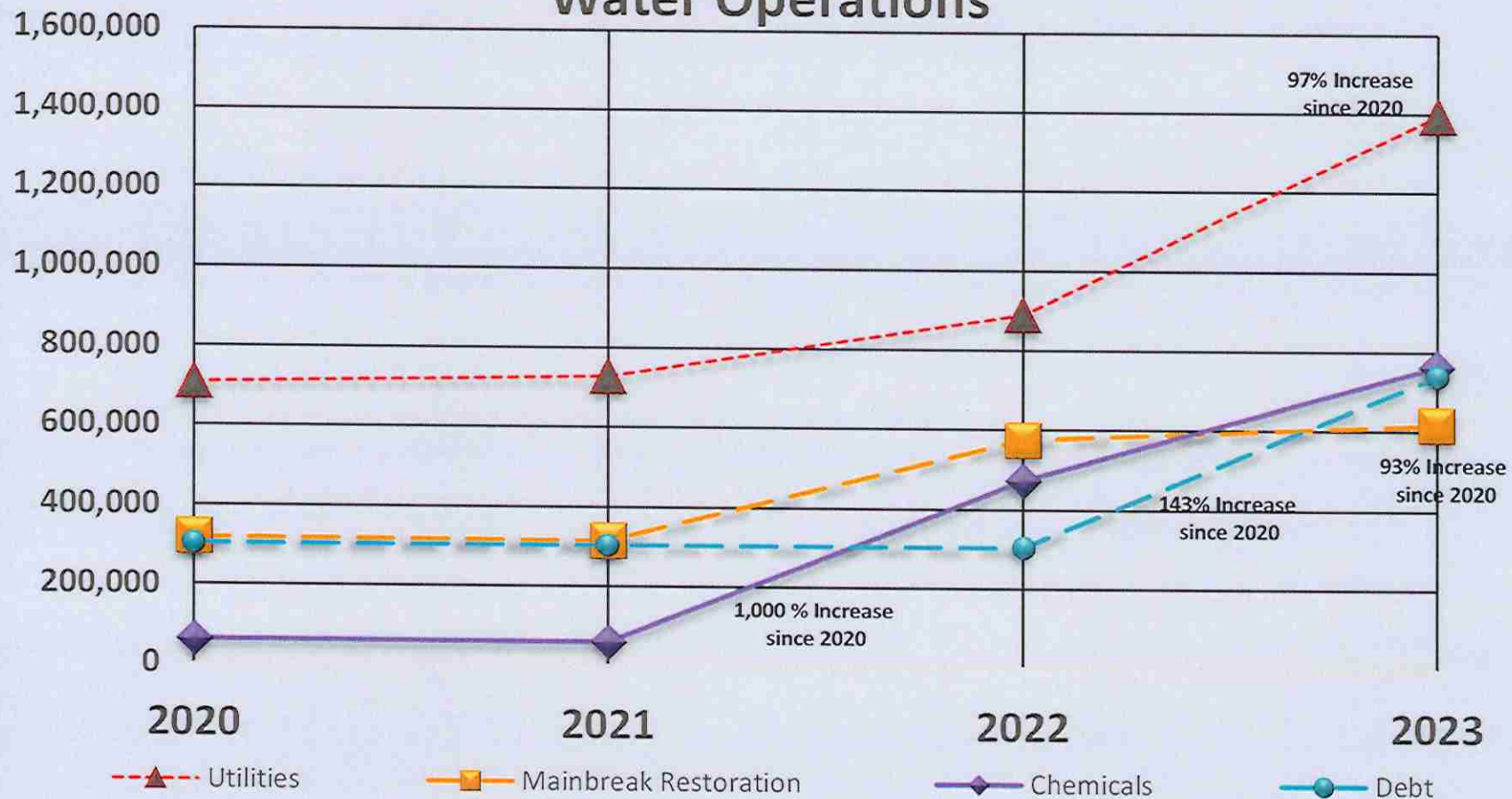
Projected
\$1.1 Million
Deficit



User rate increase is needed due to chemical, material and utility costs.

SIGNIFICANT ANNUAL EXPENSES

Water Operations



Current user rates cannot keep up with the increasing chemical, materials and utility costs.

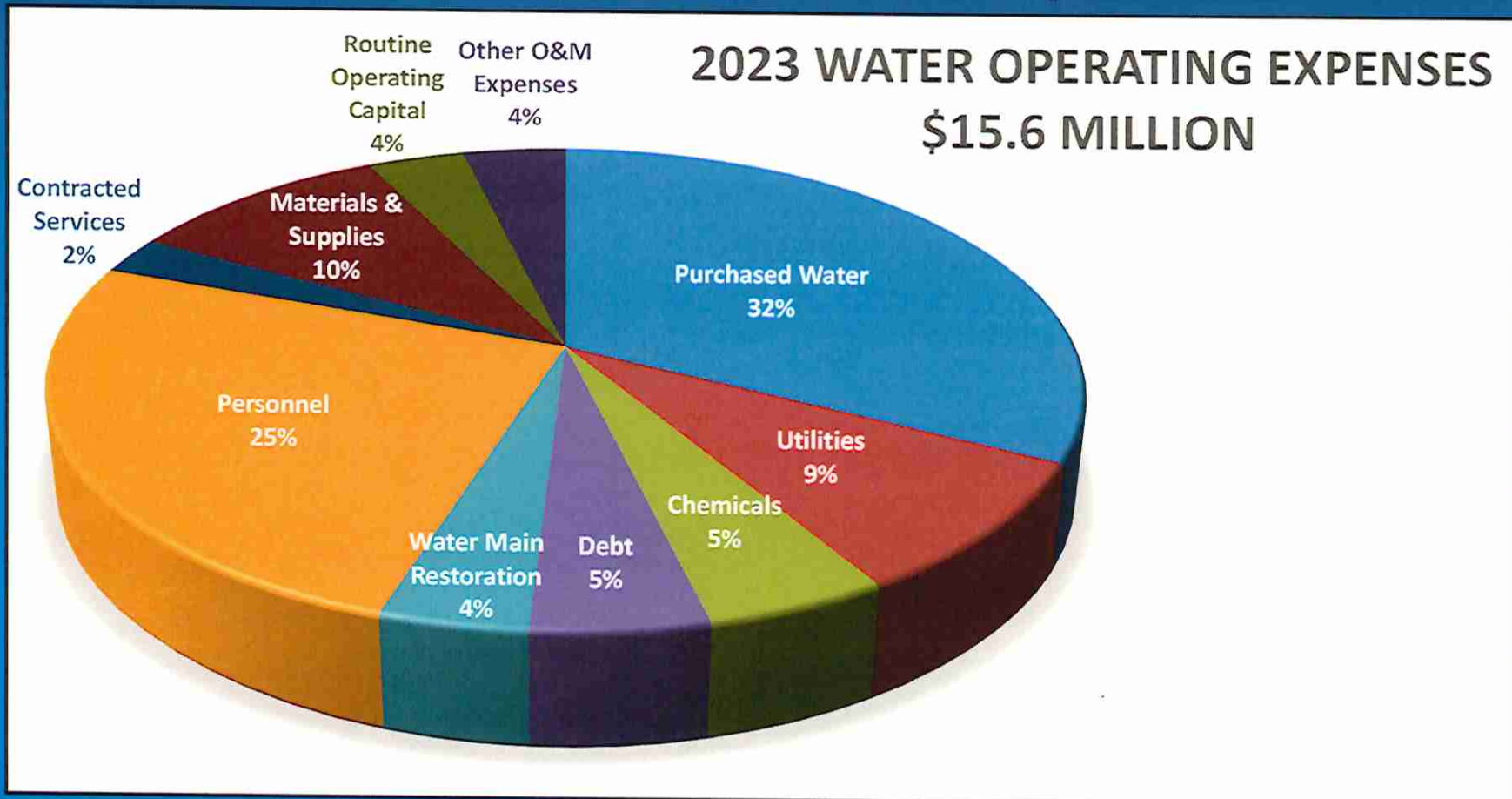
| Inflationary impact on Common Purchased Items for Water & Sewer Dept 2020-2023 Comparisons | 2020 | 2023 | % increase 2020-2023 | Avg. Annual Inflation |
|--|-------------|-------------|----------------------|-----------------------|
| Sodium Hypochlorite | \$1.05 | \$2.86 | 172% | 57% |
| Bioxide | \$2.09 | \$2.93 | 40% | 13% |
| 3/4 Check Valve | \$51.95 | \$70.92 | 37% | 12% |
| Fire Hydrants | \$1,888.00 | \$2,659.00 | 41% | 14% |
| Hymax Coupling | \$376.52 | \$566.86 | 51% | 17% |
| Repair Clamp | \$215.56 | \$288.52 | 34% | 11% |
| Limestone | \$16.80 | \$20.50 | 22% | 7% |
| Meters | \$189.20 | \$204.50 | 8% | 3% |
| Cold Patch | \$12.06 | \$16.25 | 35% | 12% |
| Pressure Reducing Valve | \$35.77 | \$50.59 | 41% | 14% |
| Sewer Haul | \$253.15 | \$375.00 | 48% | 16% |
| Sewer Disposal | \$23.47 | \$26.04 | 11% | 4% |
| Utilities per kwh-Delivery | \$5.67 | \$6.97 | 23% | 8% |
| F-350 | \$30,300.00 | \$54,945.00 | 81% | 27% |
| Purchased Water-GCWW | \$5.27 | \$5.98 | 13% | 4% |
| Premium Diesel | \$2.73 | \$3.68 | 35% | 12% |

**Prices are listed as per unit*

From 2020-2023 we have experienced an average of 35% - 45% price increases resulting in an average annual inflationary increase of 12% - 15%

Purchased Water

Purchased water from GCWW for the Socialville water system is the largest single expenditure for the Department and our biggest challenge to fiscal stability.

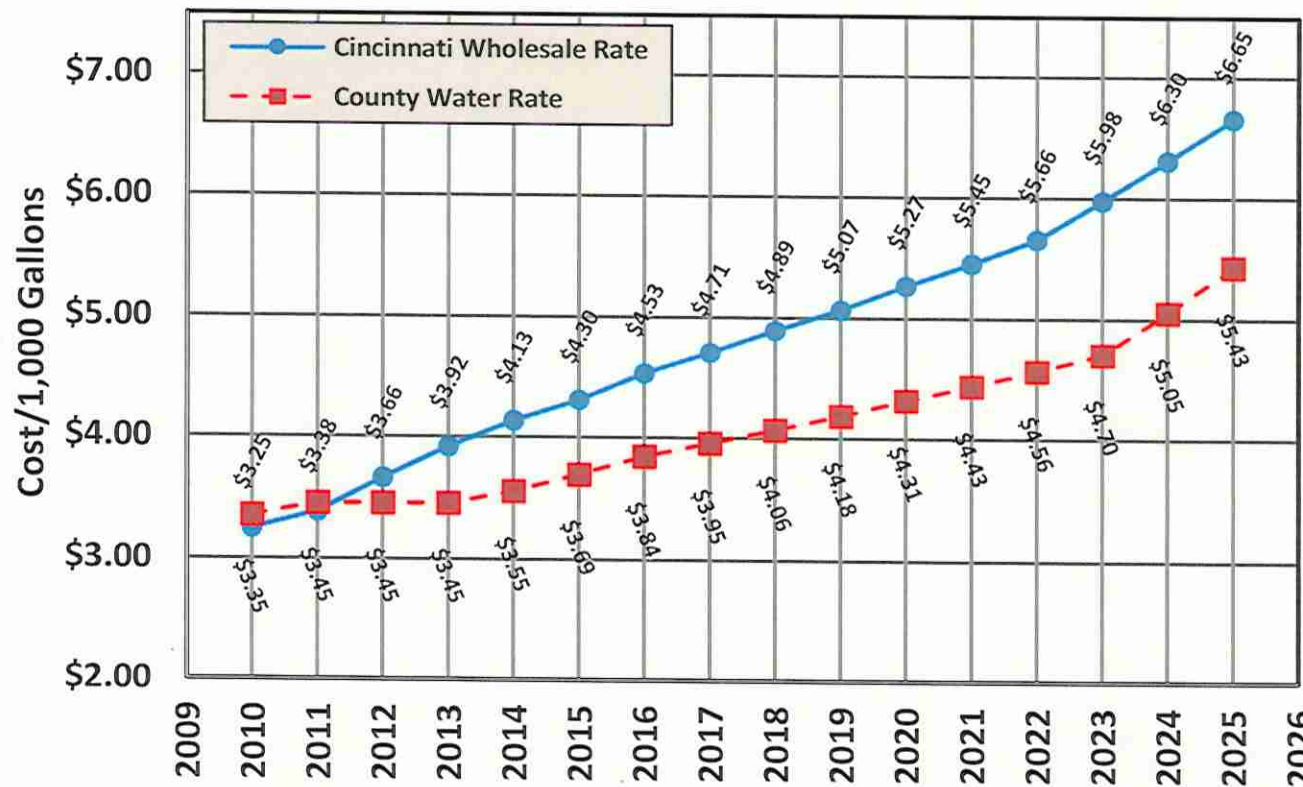


1/3 of our expenses is spent on 15% of our customers!

Purchased Water

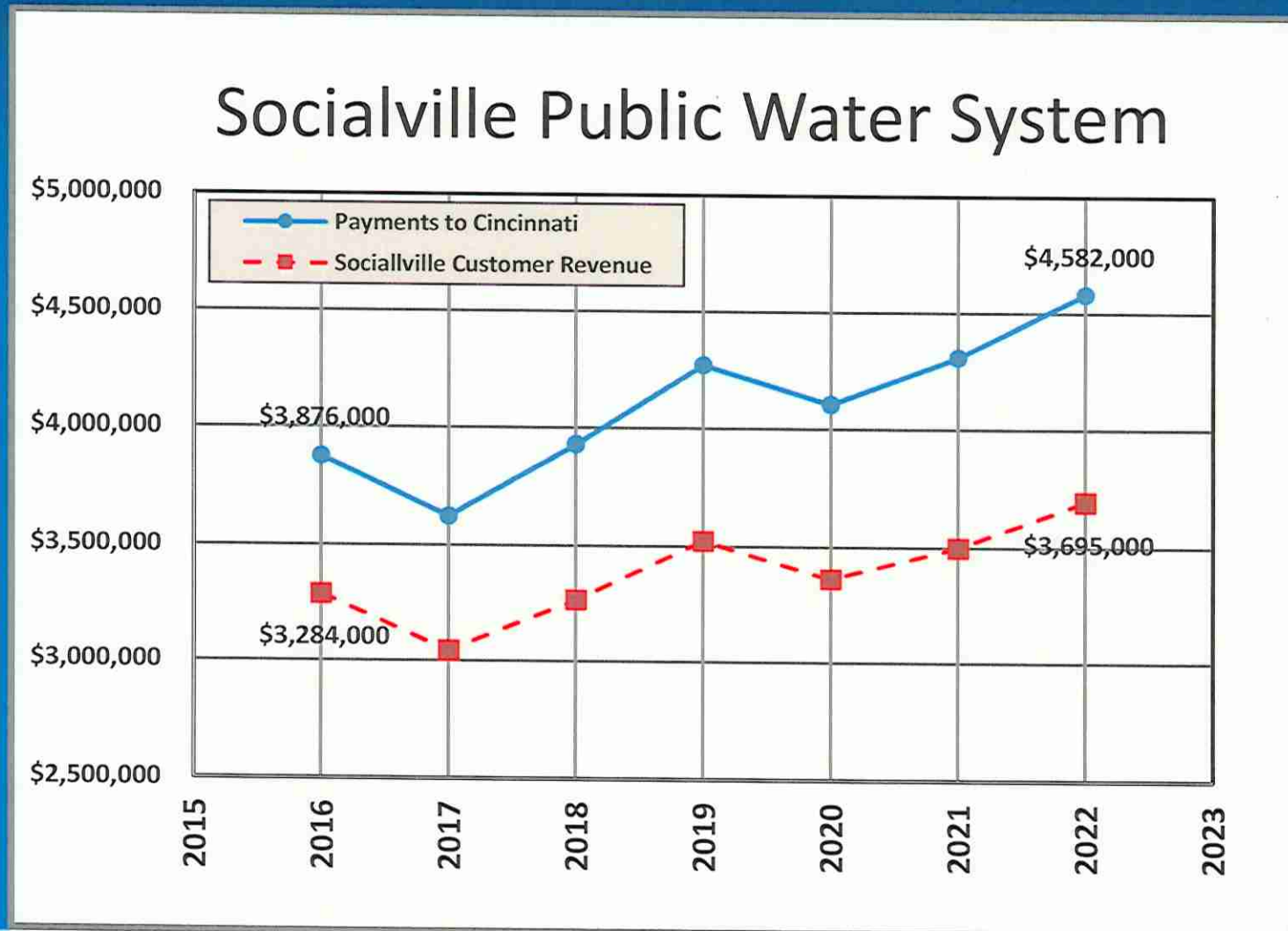
Purchased water from GCWW for the Socialville water system is the largest single expenditure for the Department and our biggest challenge to fiscal stability.

Socialville Public Water System

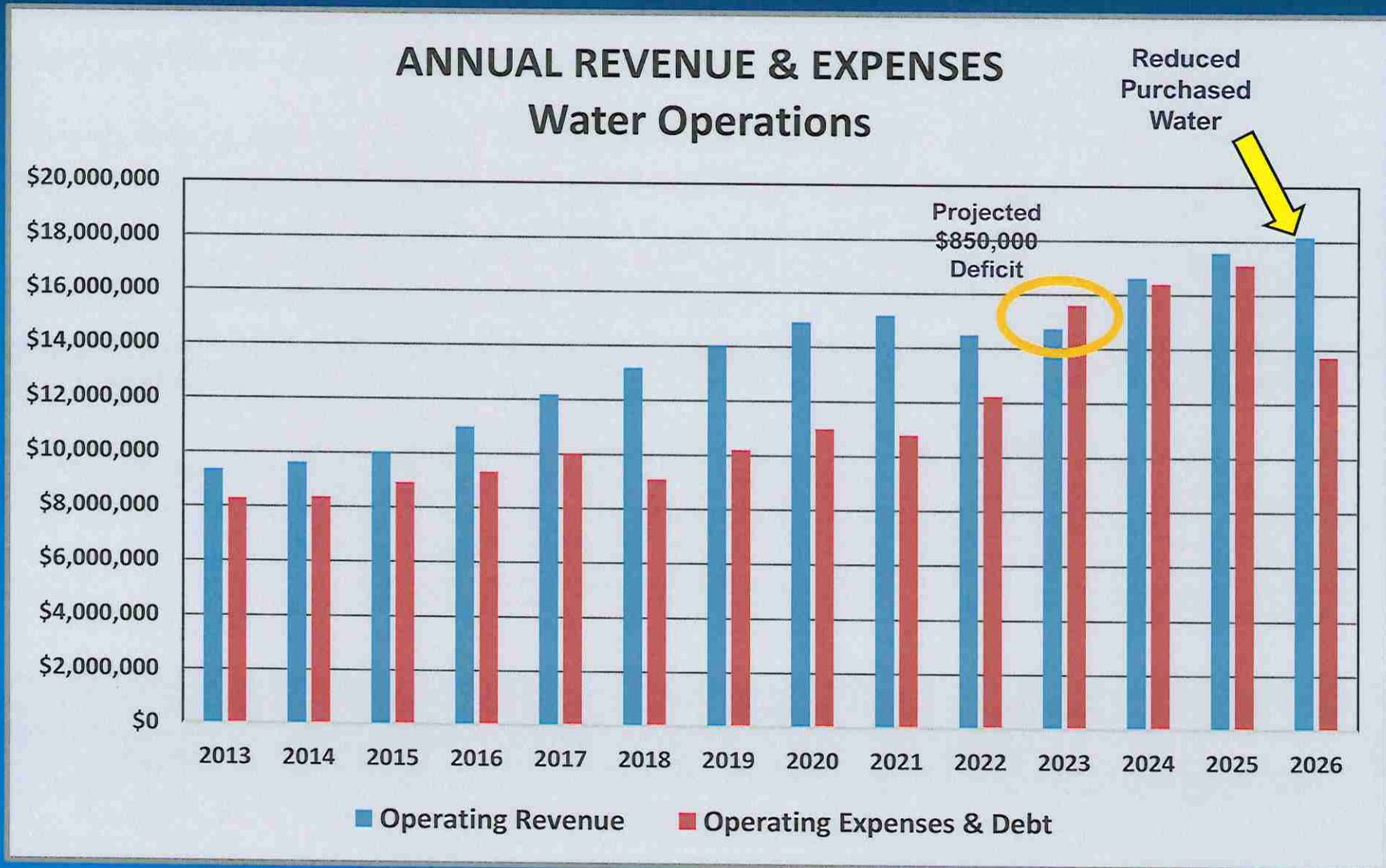


Purchased Water

Purchased water from GCWW for the Socialville water system is the largest single expenditure for the Department and our biggest challenge to fiscal stability.

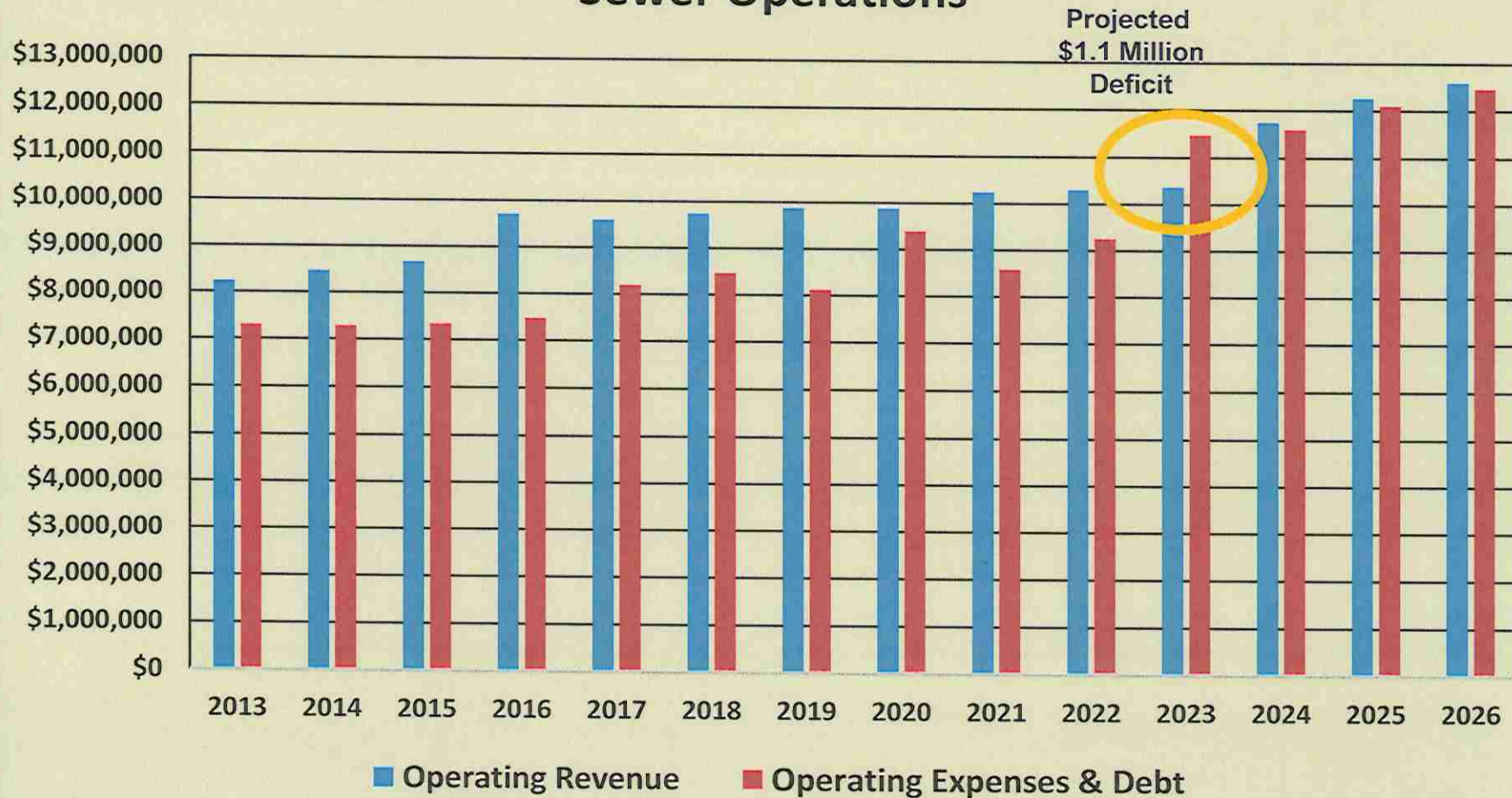


Proposed rates are the minimum necessary to bring us back to break even.



Proposed rates are the minimum necessary to bring us back to break even.

ANNUAL REVENUE & EXPENSES Sewer Operations



Adjustment to water tap and sewer connection fees are needed due to construction cost increases.

| EXISTING FEE/CHARGE | EXISTING | PROPOSED |
|--|-------------|-------------|
| Water Tap Fee (5/8" Meter) | \$4,000/ERU | \$5,000/ERU |
| Sewer Connection Fees | \$4,800/ERU | \$5,500/ERU |
| Meter Set Fee (5/8-inch) | \$200 | \$350 |
| Meter Set Fee (3/4-inch) | \$225 | \$400 |
| Meter Set Fee (1-inch) | \$275 | \$480 |
| Meter Set Fee (1.5-inch) | \$465 | \$800 |
| Meter Set Fee (2-inch) | \$600 | \$1,100 |
| Water Service Connection Fee (3/4" Line, 5/8" Meter) | \$850 | \$1,200 |
| Water Service Connection Fee (3/4" Line, 5/8" Meter) | \$950 | \$1,500 |
| Water Service Connection Fee (1" Line and Meter) | \$1,050 | \$1,800 |
| Water Service Connection Fee (1.5" Line and Meter) | \$1,200 | \$2,100 |
| Water Service Connection Fee (2" Line and Meter) | \$1,350 | \$2,400 |
| Sprinkler Meter Installation | \$450 | \$550 |
| Backhoe & Operator (per hour) | \$125 | \$225 |
| Vactor & Operator (per hour) | \$150 | \$250 |
| Inspection Fees | \$80 | \$150 |

QUESTIONS

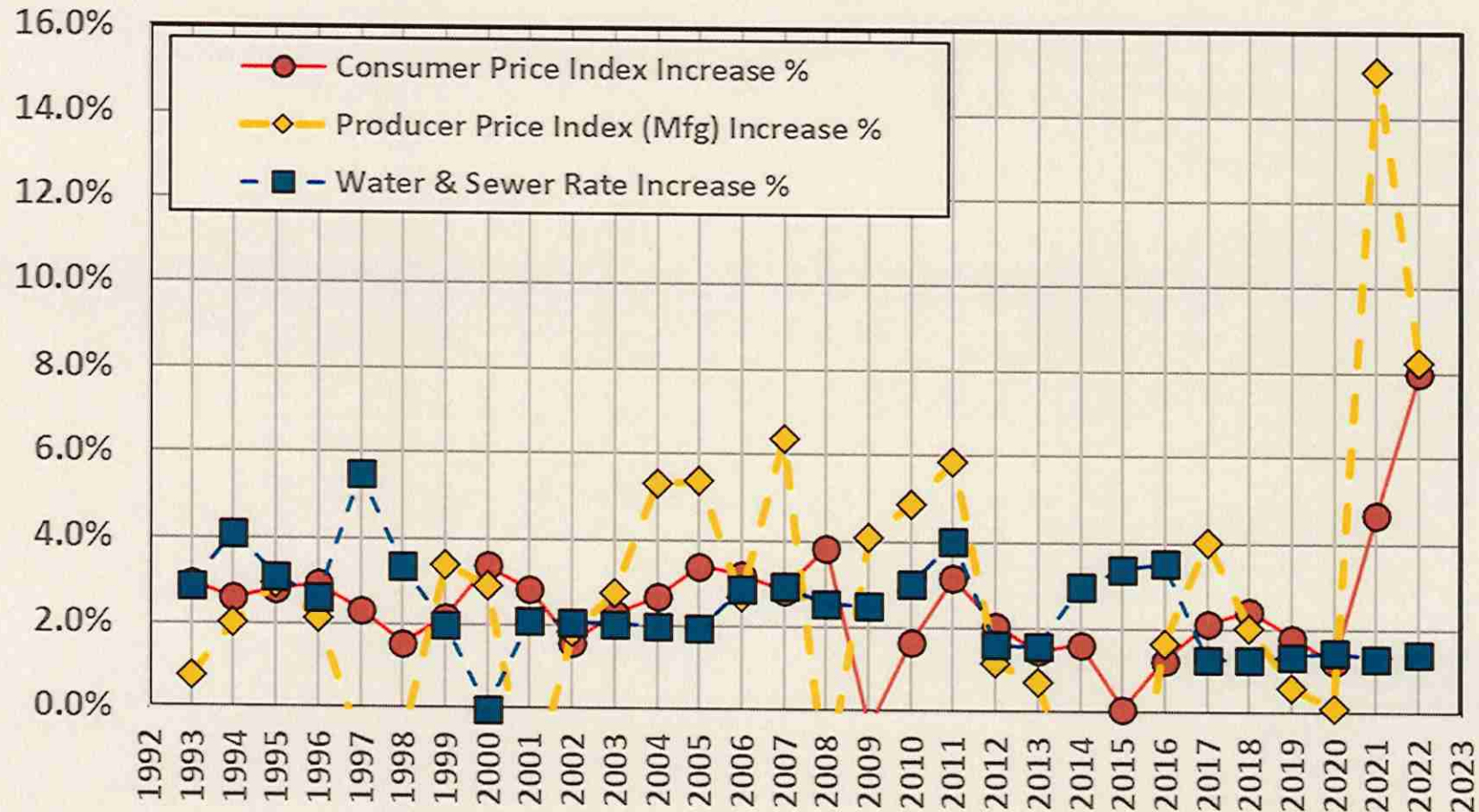
Looking back on minimum bills.

| Customer Bi-Monthly Bill | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|--------------------------|---------|---------|---------|---------|---------|---------|
| Minimum Water Bill | \$34.08 | \$27.36 | \$28.20 | \$35.32 | \$37.59 | \$39.22 |
| Minimum Sewer Bill | \$28.02 | \$28.02 | \$28.02 | \$33.48 | \$34.98 | \$35.92 |
| Total Bi-Monthly Bill | \$62.10 | \$55.38 | \$56.22 | \$68.80 | \$72.57 | \$75.14 |

*Based on 6,000 gallon minimum usage (Approximately 100 gallon/day)

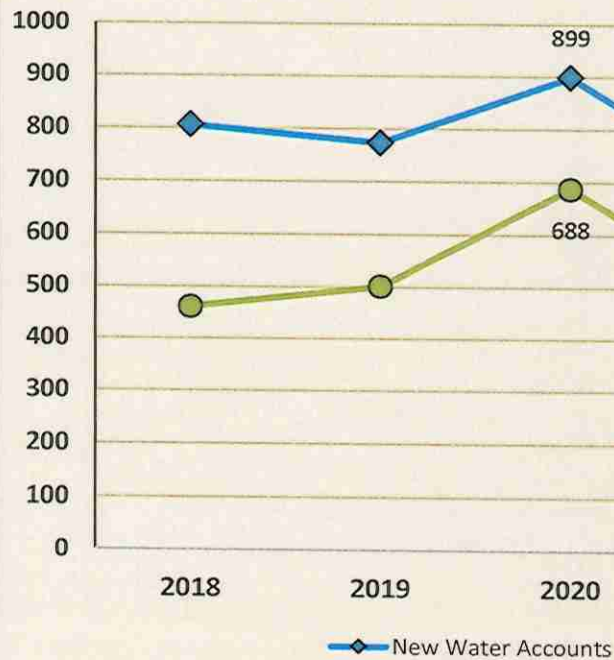
Rate increases are necessary to keep up with inflation.

County Rates v/s Consumer Price Index
1993 - Present

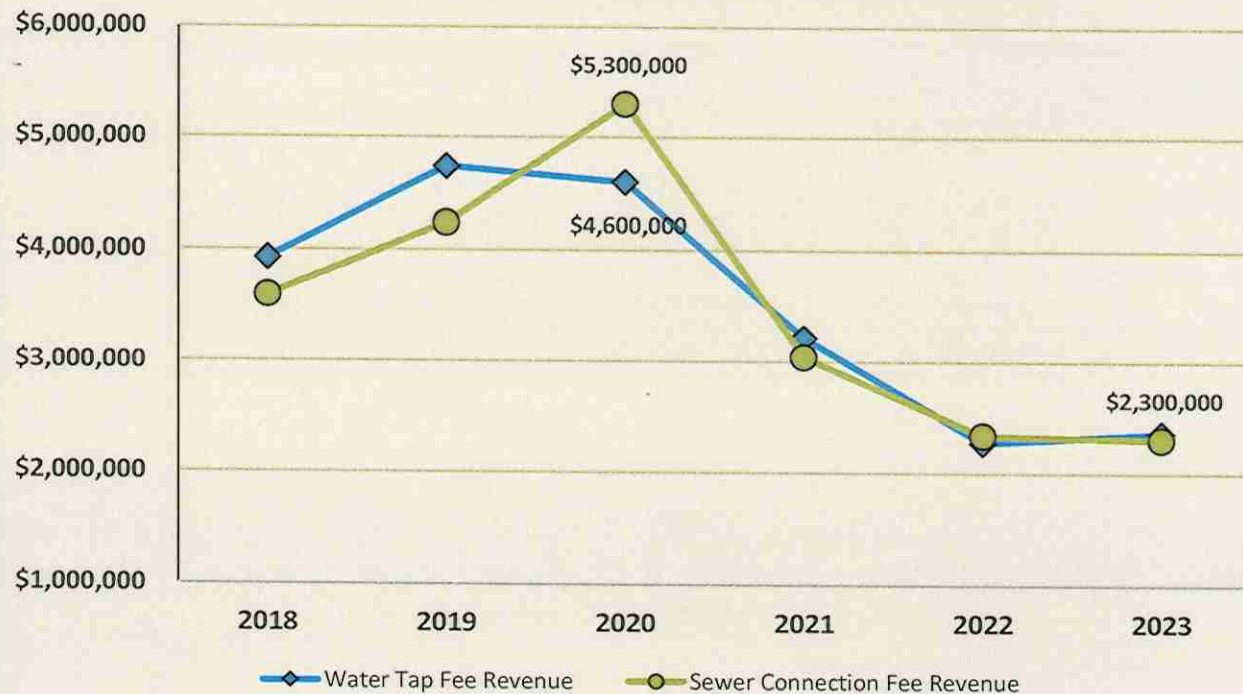


New customer fee revenue is in decline as the housing market recedes.

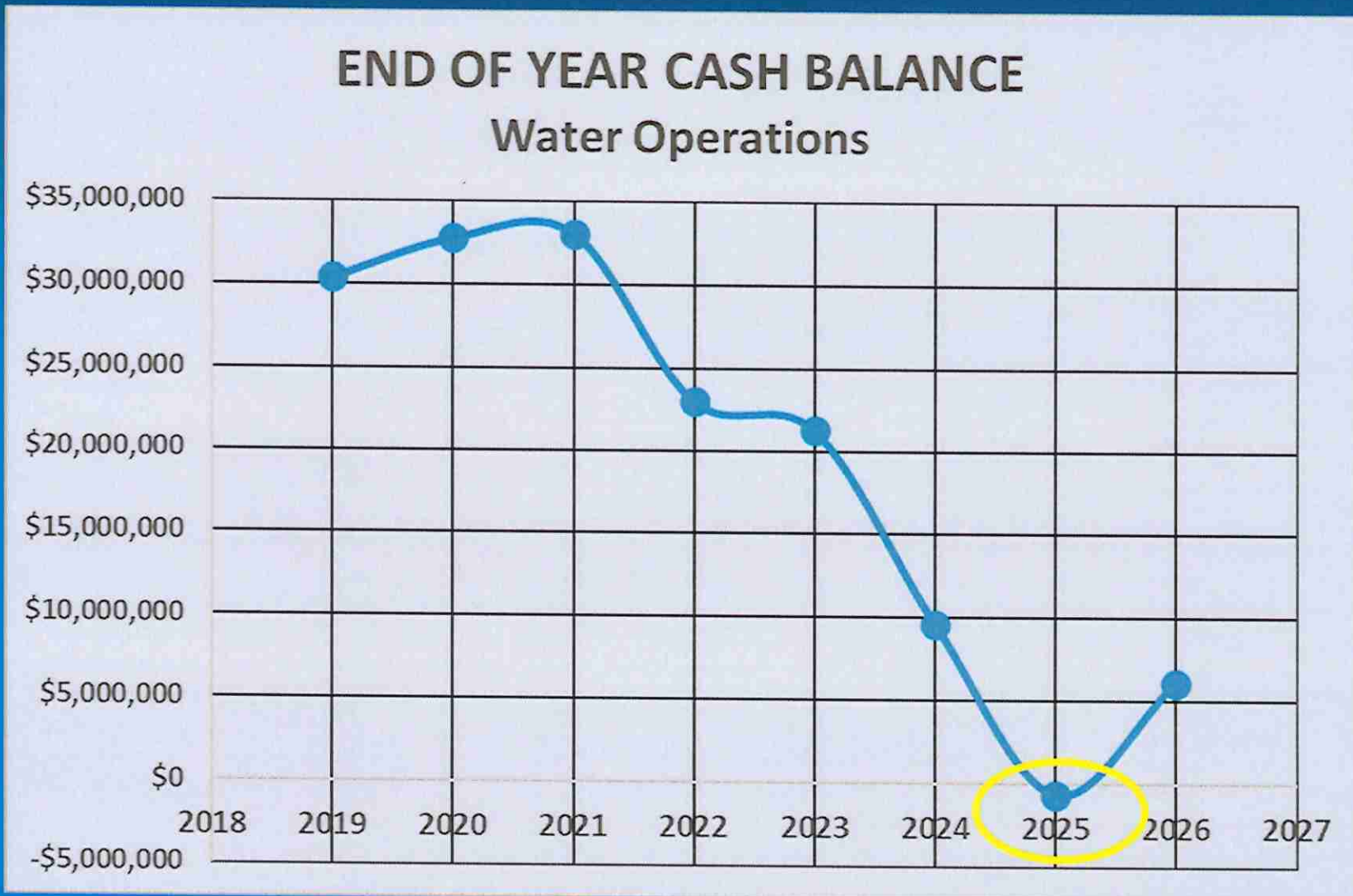
NEW WATER & SEWER CUSTOMER ACCOUNTS

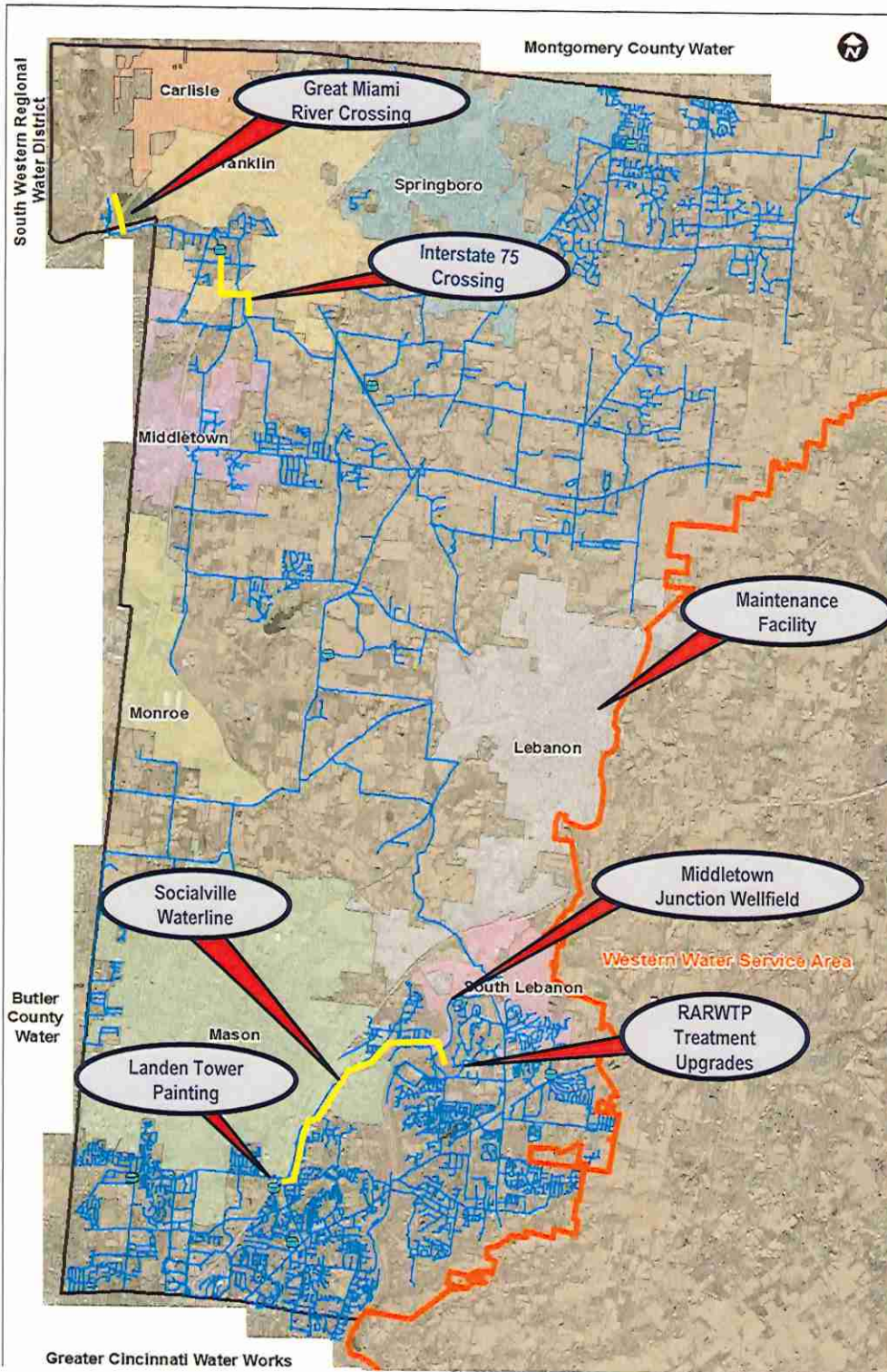


NEW WATER & SEWER CUSTOMER FEES



Cash financing of water capital projects may not be possible in the near future.





Water Projects

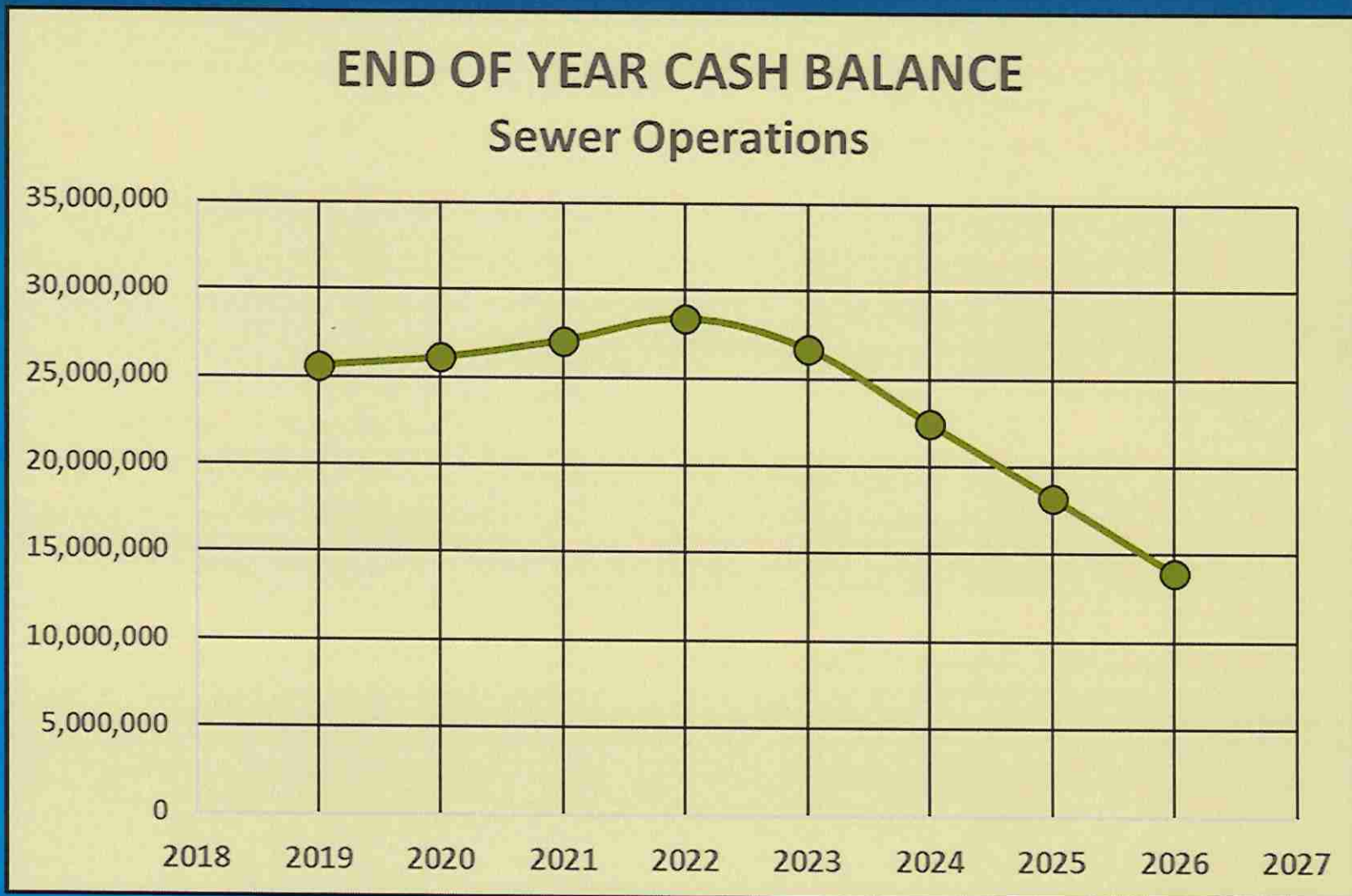
| PROJECT | COST | YEAR |
|---------------------------------|-----------------|-----------|
| Middletown Junction Wellfield | \$4.3 M | 2024-2025 |
| Socialville Ground Storage Tank | \$0.5 M | 2025 |
| Distribution Facility | \$0.4 M | 2025 |
| Landen Tank Painting | \$1.0 M | 2024 |
| RARWTP Upgrades | \$11.5 M | 2024-2026 |
| Socialville Waterlines | \$7.1 M | 2024-2025 |
| Kings Mills Waterlines | \$1.3 M | 2024 |
| Sunrise Landing Waterline | \$0.6 M | 2024-2025 |
| Great Miami River Crossing | \$1.8 M | 2025 |
| Interstate 75 Crossing | \$6.7 M | 2025 |
| WCEO Projects | \$0.9 M | 2024-2026 |
| Loveland Park Waterlines | \$0.7 M | 2026 |
| TOTAL | \$36.8 M | |

Substantial Capital Projects to Consider Beyond 2026 for Long-Term Forecasting:

- North WTP & Wellfield Improvements - \$19 M 2030-2032
- Thompson Wellfield Development - \$5.5 M 2032-2034
- SR 741 24" Transmission Main - \$4.5 M 2029-2030
- Manchester Rd 24" Transmission Main - \$5.7 M 2030-2031
- Union Rd Transmission – Phase II - \$6.2 M 2031-2032
- Dearth PS & Distribution Improvements - \$4.7 M 2029-2031
- Distribution Maintenance Facility - \$3.5 M 2026-2028
- Problematic Waterline Replacement - \$5.0 M 2027-2033

TOTAL - \$54.1 M

Debt financing for sewer projects will not be necessary for 2024-2026.



Cash financing of sewer projects may not be possible beyond 2026.

Capital Improvements - Sewer Fund - 5/31/2023

| | | |
|--|-----------------|--------------|
| Available Sewer Funds | | \$28,275,000 |
| Ongoing Projects | | |
| 55753377-Dick's Creek Pump Station Improvements | \$1,978,529 | |
| 55753386-Sycamore Trails WWTP Construction | \$5,004,387 | |
| 55753388-Morrow Sanitary Sewer Forcemain Cleaning | \$760,000 | |
| 55753390-Fosters Lift Station Improvements Design | \$870,400 | |
| 55753396-Kings Ave Bridge Aerial Crossing | \$447,697 | |
| 55753398-St Rte 73/Corwin Avenue Forcemain Relocation | \$133,500 | |
| | <u>Subtotal</u> | \$9,195,000 |
| Fund Less Encumbered Projects | | \$19,080,000 |
| Future Budgeted Projects | | |
| Morrow Area Sanitary Sewer Improvements | \$2,000,000 | |
| Lower Little Miami WWTP - UV, Biosolids Dewatering, & Septic Receiving | \$7,500,000 | |
| Waynesville WWTP - Biosolids Dewatering & Clarification | \$4,500,000 | |
| Fosters & Bear Run Pump Station Upgrades | \$8,500,000 | |
| Waynesville Collection System Lining | \$300,000 | |
| Dale Acres Wastewater Treatment Improvements | \$1,500,000 | |
| Dale Acres Sanitary Lateral Replacement | \$500,000 | |
| State Route 122 Lift Station Relocation | \$350,000 | |
| Utility Billing Software Upgrades | \$200,000 | |
| | <u>Subtotal</u> | \$25,350,000 |
| Fund Less Current Encumbered & Future Budgeted Projects | | -\$6,270,000 |

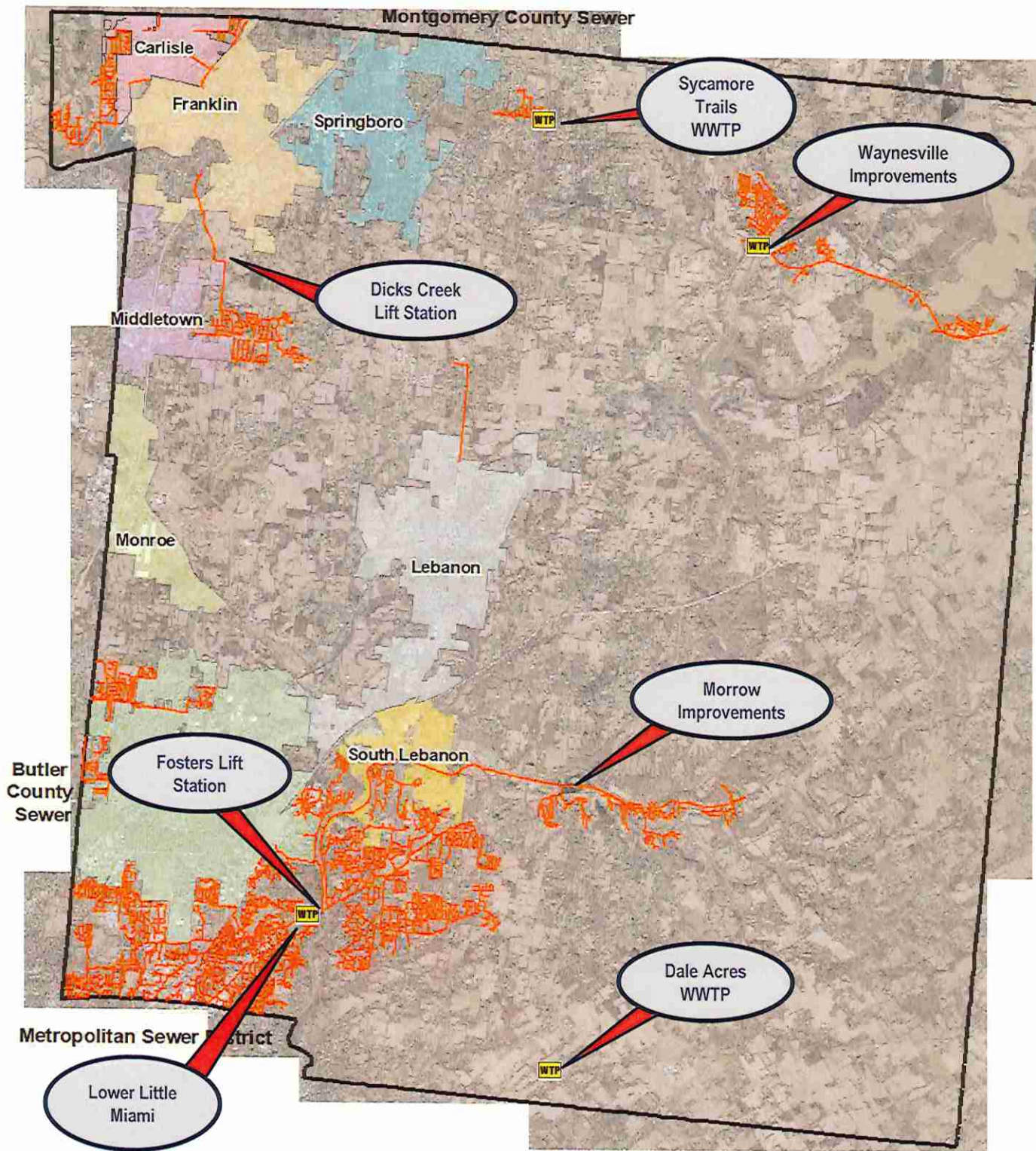
Long Term Forecast & Issues

The Water & Sewer Department is tracking the following issues that can significantly impact on revenues, expenses, and user rates.

- The Economy & Inflation
- Tap Fees and Housing Construction
- Emerging Contaminate Regulations – PFAS
- Software Upgrades
 - Utility Billing
 - Work Order
 - Asset Management
- Security Upgrades – Physical & Cyber

| | 2024 | 2025 | 2026 |
|---|---------------|---------------|------------|
| CAPITAL EXPENSES | | | |
| Treatment Plants, Wellfields, & Pump Stations | | | |
| Middletown Junction Wellfield Development | 1,600,000 | 2,432,000 | |
| Purchase Socialville GST | | 500,000 | |
| Distribution Maintenance Facility | | | 350,000 |
| Landen EST Interior Painting & Exterior Overcoat | 1,000,000 | | |
| RARWTP PFAS Elimination | 2,000,000 | 9,500,000 | |
| Distribution Improvements - Socialville | | | |
| Socialville WL Trans - Columbia from Grand Falls to Kings Island - 4,400 ft | | 2,640,000 | |
| Socialville WL Trans - Columbia at KI to Oak Street in Kings Mills - 5,600 ft | 3,410,000 | | |
| Socialville WL Trans - Bridge to RARWTP - 2,100 Feet | 1,050,000 | | |
| Distribution Improvements - Kings Mills | | | |
| Kings Mills Phase 3 - Oak, Maple, & Church | 803,000 | | |
| Kings Mills Phase 4 - Walnut | 500,000 | | |
| Distribution Improvements - Miscellaneous | | | |
| Problematic Waterline Replacement Program | 750,000 | 500,000 | 525,000 |
| Shelly BPS 30-inch Transmission Main | 321,000 | 6,403,000 | |
| Great Miami River Crossing & NWF Meter | 260,000 | 1,500,000 | |
| Distribution Improvements - WCEO, OPWC, ODOT, WCTID | | | |
| Engineer's Office - Wilkens/Bardes Roundabout | 125,000 | | |
| WCTID - SR63/SR 741 Widening | 50,000 | | |
| WCTID - Greentree/SR 741 Roundabout | 500,000 | | |
| WCTID - Fields Ertel/Snyder Rd. Widening | 75,000 | | |
| WCTID - Columbia/Davis Roundabout | 100,000 | | |
| | \$ 12,544,000 | \$ 23,475,000 | \$ 875,000 |

- Supplemental funding will be required in 2025 to keep projects from being deferred.
- Rate Increases do not include funding for the treatment for emerging contaminants.

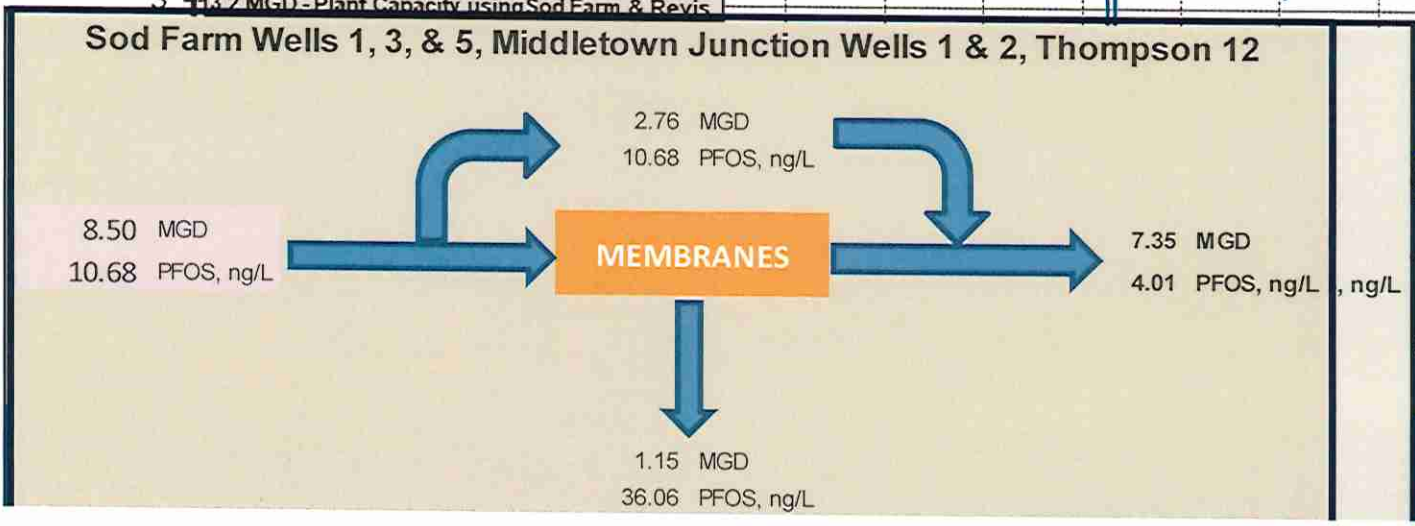
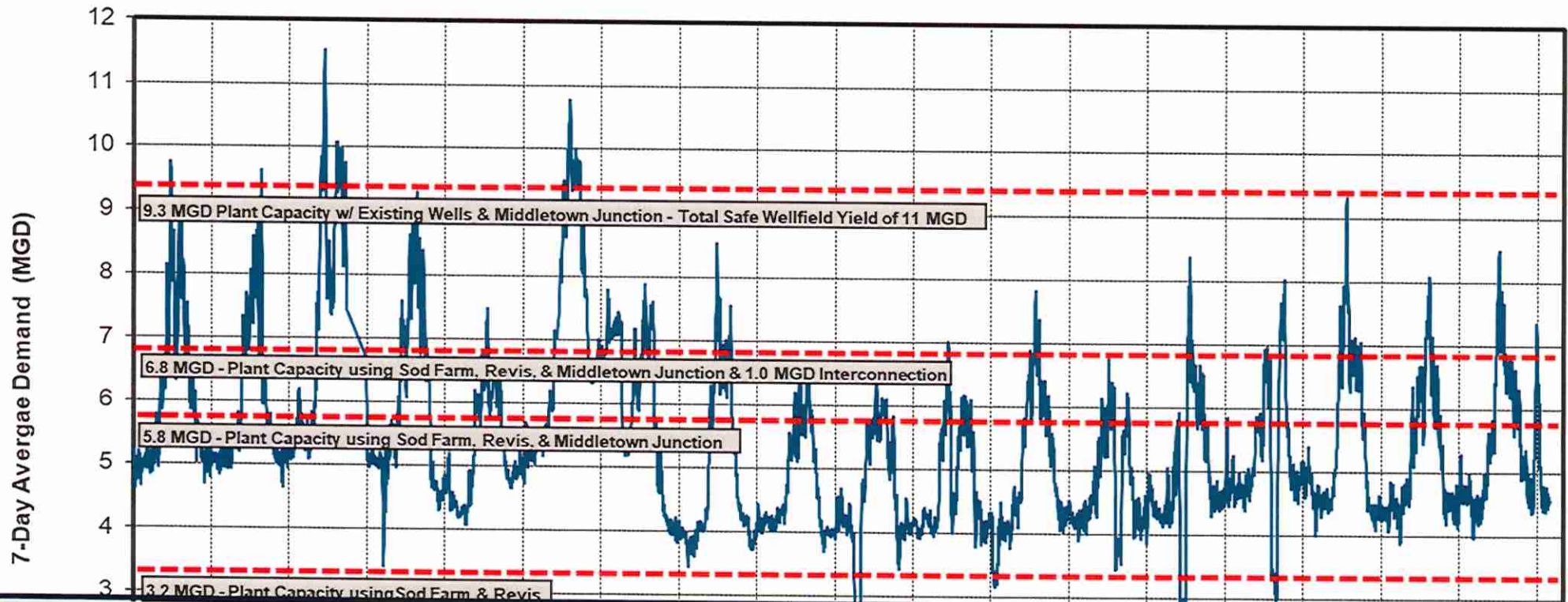


Sewer Projects

SOUTH WATER SYSTEM

7-Day Average Consumption 2005-2023

(RARWTP, Socialville, & Interconnect)



011

Jan-18 Jan-19 Jan-20 Dec-20 Dec-21 Dec-22

Monthly Bill Comparison to Other Nearby Entities

| Water & Sewer Nearby Entities | Water and Sewer Monthly Charges at Volume of 6,000 gallons | Over (Under) Warren County Monthly Charges | % Over (Under) Warren County Monthly Charges |
|--|---|---|---|
| Warren County | \$64.05 | | |
| Montgomery County | \$100.77 | \$36.72 | 57% |
| City of Springboro | \$93.50 | \$29.45 | 46% |
| Greene County | \$83.49 | \$19.44 | 30% |
| South Lebanon | \$87.08 | \$23.03 | 36% |
| City of Franklin | \$84.82 | \$20.77 | 32% |
| City of Lebanon | \$79.67 | \$15.62 | 24% |
| City of Mason | \$82.10 | \$18.05 | 28% |
| *Butler County | \$60.23 | -\$3.82 | -6% |

**For comparative purposes converted to an estimated monthly bill with an average volume of 6 kGal*

***Fixed/Base Fees are included in these calculations at a monthly conversion*

Water Fund Surplus (Deficit) from Service Charge Revenue + Base Fees over O&M + Debt 2020-2026

| Water Fund Surplus (Deficit) Srv Rev + Base over O&M + Debt | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|------------|------------|------------|------------|------------|------------|------------|
| Total Water Service Charge Revenue + Base Fee | 14,929,563 | 15,196,488 | 14,493,892 | 14,741,802 | 16,624,225 | 17,582,377 | 18,168,833 |
| Total Water Oper & Maint Expense + Debt | 11,021,391 | 10,799,150 | 12,246,733 | 15,598,357 | 16,406,751 | 17,112,349 | 13,733,446 |
| Net Surplus (Deficit) | 3,908,172 | 4,397,339 | 2,247,159 | (856,555) | 217,474 | 470,029 | 4,435,387 |
| Gross Profit % Margin (Deficit) | 26.18% | 28.94% | 15.50% | -5.81% | 1.31% | 2.67% | 24.41% |
| Annual % Increase (Decrease) O&M + Debt | 7.86% | -2.02% | 13.40% | 27.37% | 5.18% | 4.30% | -19.75% |

Rate increases to our Service Charge Revenue and the Bi-Monthly Base Fee in 2024 & 2025 will allow us to cover our Operating & Maintenance + Debt Expenses

Sewer Fund Surplus (Deficit) from Service Charge Revenue + Base Fees over O&M + Debt 2020-2026

| Sewer Fund Surplus (Deficit) Srv Rev + Base over O&M + Debt | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|-----------|------------|------------|-------------|------------|------------|------------|
| Total Sewer User Revenue + Base Fee | 9,885,575 | 10,249,976 | 10,304,740 | 10,382,407 | 11,746,642 | 12,268,216 | 12,603,536 |
| Total Sewer Oper & Maint Expense + Debt | 9,400,148 | 8,583,322 | 9,255,524 | 11,477,505 | 11,604,421 | 12,105,170 | 12,473,430 |
| Net Surplus (Deficit) | 485,427 | 1,666,654 | 1,049,216 | (1,095,099) | 142,220 | 163,046 | 130,106 |
| Gross Profit % Margin (Deficit) from Service Charges | 4.91% | 16.26% | 10.18% | -10.55% | 1.21% | 1.33% | 1.03% |
| Annual % Increase (Decrease) O&M + Debt | 15.81% | -8.69% | 7.83% | 24.01% | 1.11% | 4.32% | 3.04% |

Rate increases to Sewer Service Charge Revenue and the Bi-Monthly Base Fee in 2024 - 2026 will allow us to cover our Operating & Maintenance + Debt Expenses

Forecasting the Water Rate Increases and How It Will Impact Fund Balances and Requirements

| Cash Requirements to Meet Operating, Capital & Debt | No Increases | 7.5% (2024-2025) 5%-2026 + \$5 Base Fee |
|---|--------------------------|---|
| 3-Year Forecast | | |
| 2024-2026 | | |
| Est. Total Revenue Sources from 2024-2026 | Option 0 | Recommended |
| Est. O&D + Capital Project Expenses Next 5 Years (2024-2026) | \$51,395,579.61 | \$62,010,810.29 |
| Net Surplus (Deficit) | \$77,186,263.20 | \$77,186,263.20 |
| | (\$25,790,683.59) | (\$15,175,452.91) |
| Current Cash Balance (Est. at SOY 2024) | \$27,244,638.71 | \$27,244,638.71 |
| Projected Cash Balance (Est. at EOY 2026) | \$1,453,955.12 | \$12,069,185.80 |
| Minimum Fund Requirement 5510 Operating | \$6,000,000.00 | \$6,000,000.00 |
| Total 2026 EOY Cash Balance after Total Expenses and Minimum Fund Requirements | (\$4,546,044.88) | \$6,069,185.80 |
| Avg. Surplus (Deficit) Annually | (\$8,596,894.53) | (\$5,058,484.30) |
| 10-Year Forecast | | |
| 2024-2033 | | |
| Est. Total Revenue Sources from 2024-2033 | Option 0 | Recommended |
| Est. O&D + Capital Project Expenses Next 10 Years (2024-2033) | \$174,344,821.20 | \$220,345,089.70 |
| Net Surplus (Deficit) | \$238,725,939.56 | \$238,725,939.56 |
| | (\$64,381,118.36) | (\$18,380,849.86) |
| Current Cash Balance (Est. at SOY 2024) | \$27,244,638.71 | \$27,244,638.71 |
| Projected Cash Balance (Est. at EOY 2033) | (\$37,136,479.65) | \$8,863,788.85 |
| Minimum Fund Requirement 5510 Operating | \$6,000,000.00 | \$6,000,000.00 |
| Total 2033 EOY Cash Balance after Total Expenses and Minimum Fund Requirements | (\$43,136,479.65) | \$2,863,788.85 |
| Avg. Surplus (Deficit) Annually | (\$6,438,111.84) | (\$1,838,084.99) |

| Additional Water Revenue Generated By Rate Increases 2024-2026 | | | |
|--|--------------------|--------------------|--------------------|
| | 2024 | 2025 | 2026 |
| Service Charge Revenue | \$782,750 | \$1,639,450 | \$2,124,406 |
| Tap Fees & Connection Income | \$953,625 | \$953,625 | \$953,625 |
| Base Fees | \$1,046,250 | \$1,061,250 | \$1,076,250 |
| | \$2,782,625 | \$3,654,325 | \$4,154,281 |

EOY Cash Reserve Balance after Total Sources & Uses of Funds

Water Cash Reserve Fund Balance:

| Water Fund | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|---------------------|---------------------|---------------------|---------------------|--------------------|-------------------|--------------------|
| Total SOY Cash Balance | 36,372,106 | 38,763,622 | 39,079,887 | 28,991,949 | 27,244,639 | 15,643,520 | 5,323,673 |
| Add Total Sources of Funds | 21,398,260 | 35,002,284 | 20,504,852 | 18,214,312 | 19,889,350 | 20,767,502 | 21,353,958 |
| (Less) Total Uses of Funds | (19,006,755) | (34,686,019) | (30,592,790) | (19,961,622) | (31,490,469) | (31,087,349) | (14,608,446) |
| (Less) Minimum Fund Requirement for O&M + Debt | (6,000,000) | (6,000,000) | (6,000,000) | (6,000,000) | (6,000,000) | (6,000,000) | (6,000,000) |
| Total EOY Cash Reserve Balance | \$32,763,611 | \$33,079,888 | \$22,991,949 | \$21,244,639 | \$9,643,520 | -\$676,327 | \$6,069,186 |

Sewer Cash Reserve Fund Balance:

| Sewer Funds | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Total SOY Cash Balance | 30,601,528 | 31,096,192 | 32,089,648 | 33,352,924 | 31,662,468 | 27,454,688 | 23,217,734 |
| Add Total Sources of Funds | 14,476,447 | 13,201,296 | 13,052,372 | 12,869,683 | 13,896,642 | 14,368,216 | 14,673,536 |
| Less Total Uses of Funds | (13,981,784) | (12,207,839) | (11,789,096) | (14,560,139) | (18,104,421) | (18,605,170) | (18,973,430) |
| Less Minimum Fund Requirement for O&M + Debt | (5,000,000) | (5,000,000) | (5,000,000) | (5,000,000) | (5,000,000) | (5,000,000) | (5,000,000) |
| Total EOY Cash Reserve Balance | \$26,096,192 | \$27,089,648 | \$28,352,924 | \$26,662,468 | \$22,454,688 | \$18,217,734 | \$13,917,840 |

Water Service Charges Breakeven Rates

| Breakeven Rates - Water Service Charges | 2023 | 2024 | 2025 | 2026 |
|--|---|------------------------|------------------------|---------------------|
| Est. Total Water O&M + Debt | \$15,598,357 | \$16,406,751 | \$17,112,349 | \$13,733,446 |
| Est. Billable Units (kGal) from Rates | 2,967,858 | 2,985,566 | 2,998,850 | 3,009,038 |
| Est. Rate per kGal to Cover O&M + Debt | \$5.26 | \$5.50 | \$5.71 | \$4.56 |
| Current or Proposed Water Rate per kGal | \$4.70 | \$5.05 | \$5.43 | \$5.70 |
| Rate at a 20% Profit Margin for Capital Expenditures | \$6.57 | \$6.87 | \$7.13 | \$5.71 |
| Total Est. Revenue Needed from Service Charges | \$19,497,945.94 | \$20,508,438.48 | \$21,390,435.94 | \$17,166,807.09 |
| Total Revenue Generated from Service Charges (with Proposed Rate Increases) *without Penalties and other Admin Charges | \$13,948,934.51 | \$15,077,110.18 | \$16,283,753.10 | \$17,151,516.90 |
| Estimated Surplus (Deficit) | -\$5,549,011.42 | -\$5,431,328.30 | -\$5,106,682.84 | -\$15,290.19 |
| | <i>*Penalties and Other Admin Fees typically Avg. \$400-\$500K Annually</i> | | | |

In 2026, when we anticipate to supply softened water to our Socialville customers and eliminate the need for Purchased Water from GCWW, we will reach the goal profit margin generated from Service Charge Revenue and Base Fees to fund significant future Capital Projects from our Cash Reserve.

Warren County Water Bills by Consumption Tier in 2022

| Consumption Information by Blocks | # Customer Bills in 2022 | % of Bills in 2022 per Category | Total Charges Billed |
|-----------------------------------|--------------------------|---------------------------------|------------------------|
| 0 consumption but Min Charges | 2,265 | 1.17% | \$78,034.06 |
| > 0-3 K gal Bi-monthly | 19,352 | 9.98% | \$526,575.67 |
| > 3-6 Kgal Bi-Monthly | 43,780 | 22.58% | \$1,200,080.50 |
| > 6 - 9 Kgal Bi-Monthly | 47,912 | 24.71% | \$1,638,471.88 |
| > 9-12 Kgal Bi-Monthly | 32,152 | 16.58% | \$1,529,028.03 |
| > 12 - 20 Kgal Bi-Monthly | 30,662 | 15.81% | \$2,114,940.62 |
| > 20 - 100 Kgal Bi-Monthly | 15,998 | 8.25% | \$2,779,678.30 |
| > 100-500 kgal Bi-Monthly | 1,527 | 0.79% | \$1,358,959.71 |
| >500 Kgal Bi-Monthly | 271 | 0.14% | \$2,322,116.54 |
| Total | 193,919 | 100.00% | \$13,547,885.31 |

- 80% of our Water customers use between 3,000-20,000 gallons bi-monthly
- 67% of our Water customers have more than a minimum bill
- 97.5% of our accounts are 5/8" meters which account for approximately 76% of our service charge revenue by consumption.



WATER & SEWER DEPARTMENT

2023-2025 Capital Projects

PROJECTS

1. Wellfield Expansion
2. Advanced Water Treatment
3. Socialville Transmission Mains
4. Risk Reduction Projects
5. Watermain Replacement Projects

Warren County Commissioners
September 26, 2023



Water & Sewer Department

MIDDLETOWN JUNCTION WELLFIELD (Kings Mills)

SCOPE: New 3 Million Gallon Per Day Wellfield

PURPOSE: Meet water demands for the Socialville Service Area.

BENEFIT: Reduce dependance on purchased water.

PRIORITY: High

BUDGET: \$4.03 Million

SCHEDULE: Design: 2024
Start Up: Nov 2025

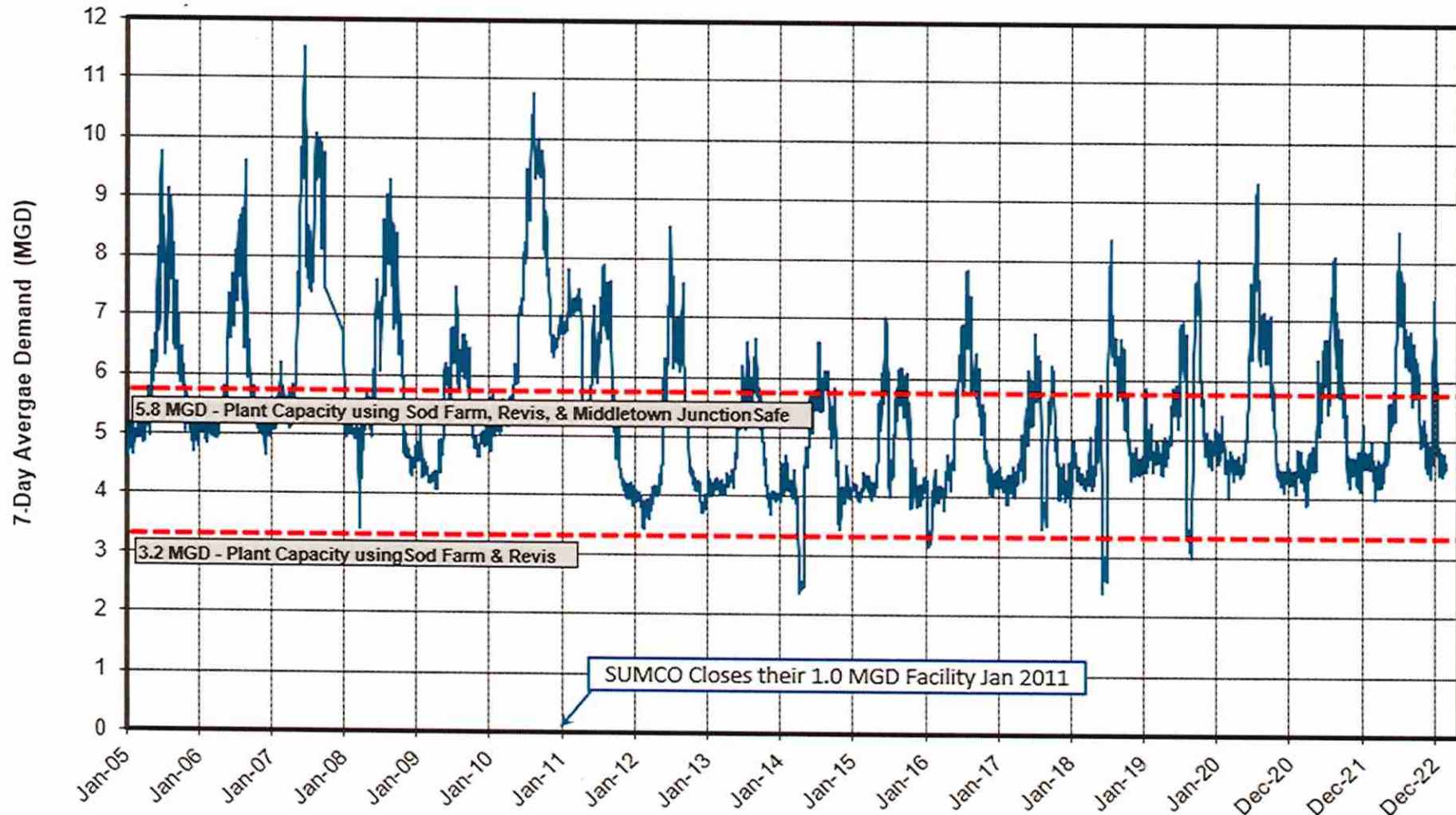
METHOD: Design-Bid-Build



Middletown Junction Wellfield Project
EXHIBIT A - LOCATION MAP

MIDDLETOWN JUNCTION WELLFIELD

SOUTH WATER SYSTEM
7-Day Average Consumption 2005-2023
(RARWTP, Socialville, & Interconnect)



ADVANCED WATER TREATMENT

SCOPE: Granular Activated Carbon or Ion Exchange

PURPOSE: Advanced treatment to remove emerging contaminants including PFAS

BENEFIT: Meet upcoming USEPA Regulations

PRIORITY: High

BUDGET: \$13.5 to \$22.5 Million

SCHEDULE: 2023-24 Hire Criteria Engineer
2024 Pilot Testing
2024-26 Design/Construction
2026 Start Up

METHOD: Design - Build



0 75 150 300 Feet

Advanced Water Treatment
Richard A Renneker Water Plant

SOCIALVILLE TRANSMISSION MAINS

SCOPE: 24-Inch water main from the RAR Water Plant to the Socialville Booster Pump Station

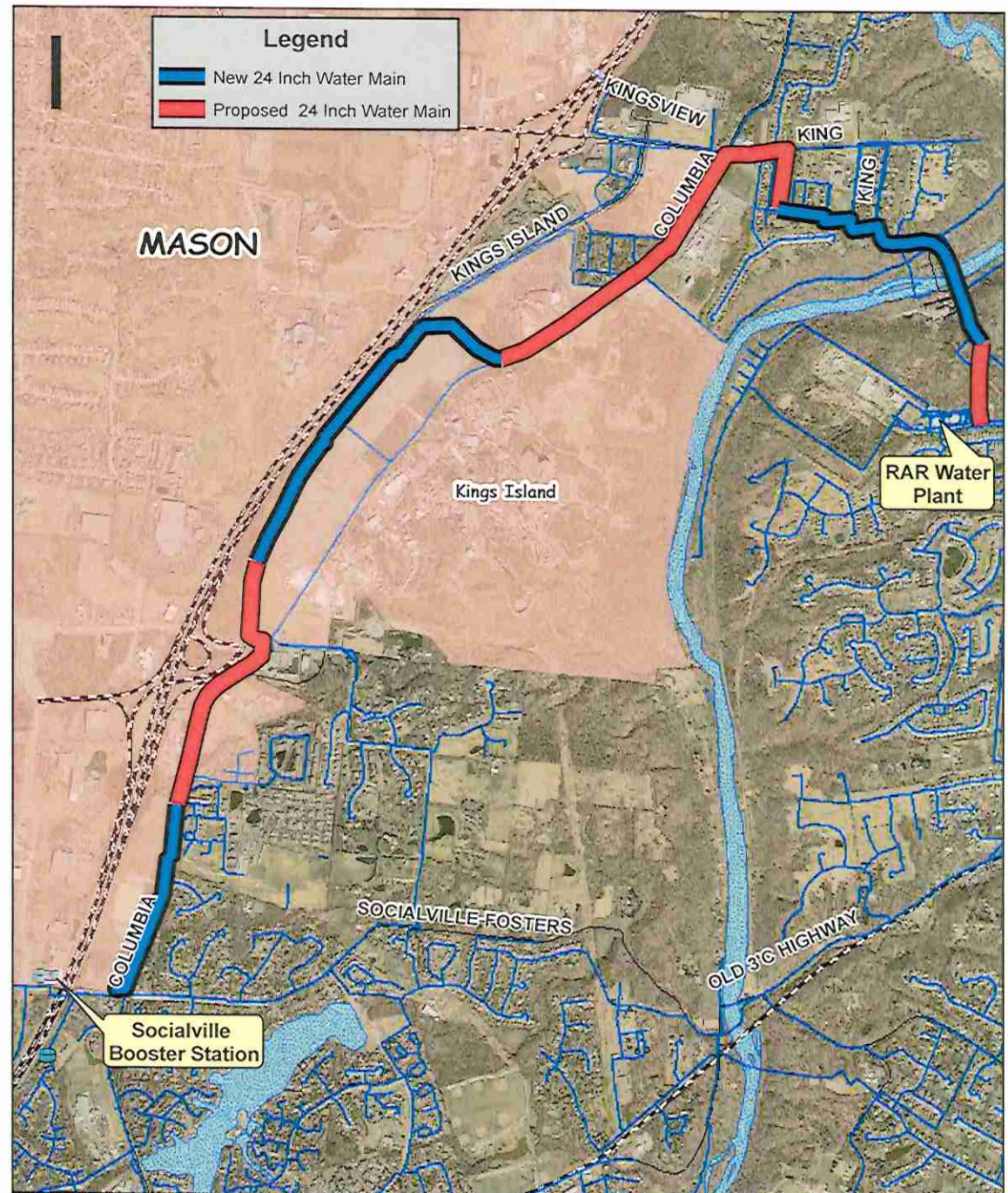
PURPOSE: Meet water demands for the Socialville Service Area.

BENEFIT: Reduce dependence on purchased water.

PRIORITY: High

BUDGET: \$7.1 Million

SCHEDULE: Start Up: Nov 2025



0 0.25 0.5 1 Miles

Socialville Transmission Main
24-inch Water Line

RISK REDUCTION PROJECT – Great Miami River

SCOPE: 1,000 feet of 30-inch River Crossing Pipe

PURPOSE: Backup river crossing for improved reliability and redundancy

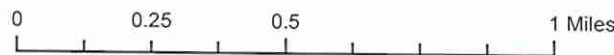
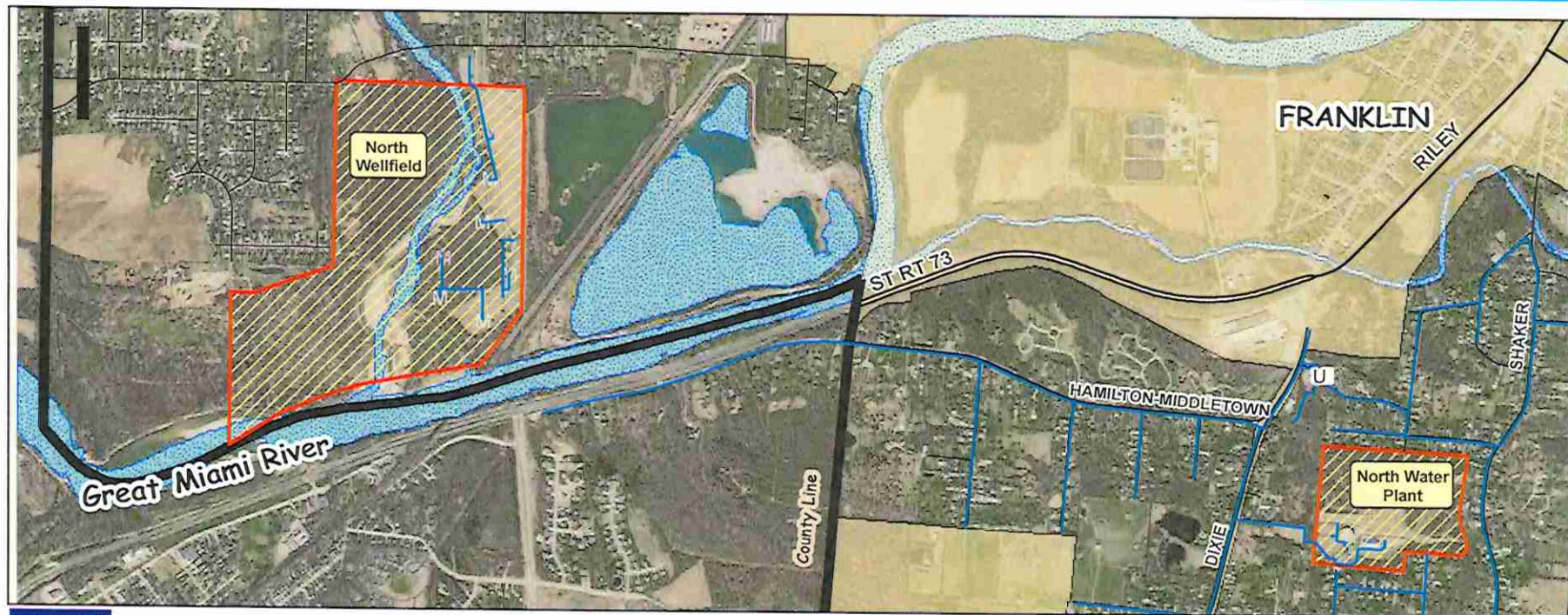
BENEFIT: Avoid massive outage to 16,000 customers due to mainbreak in the Great Miami River.

PRIORITY: High

BUDGET: \$1.5 Million

SCHEDULE: 2024 Design
2025 Construction

METHOD: Design–Bid–Build



Great Miami River Water Line Crossing
North Wellfield

RISK REDUCTION PROJECT

Interstate 75

SCOPE: 7,500 feet of transmission water line including Interstate 75 highway crossing

PURPOSE: Increased capacity and improved reliability

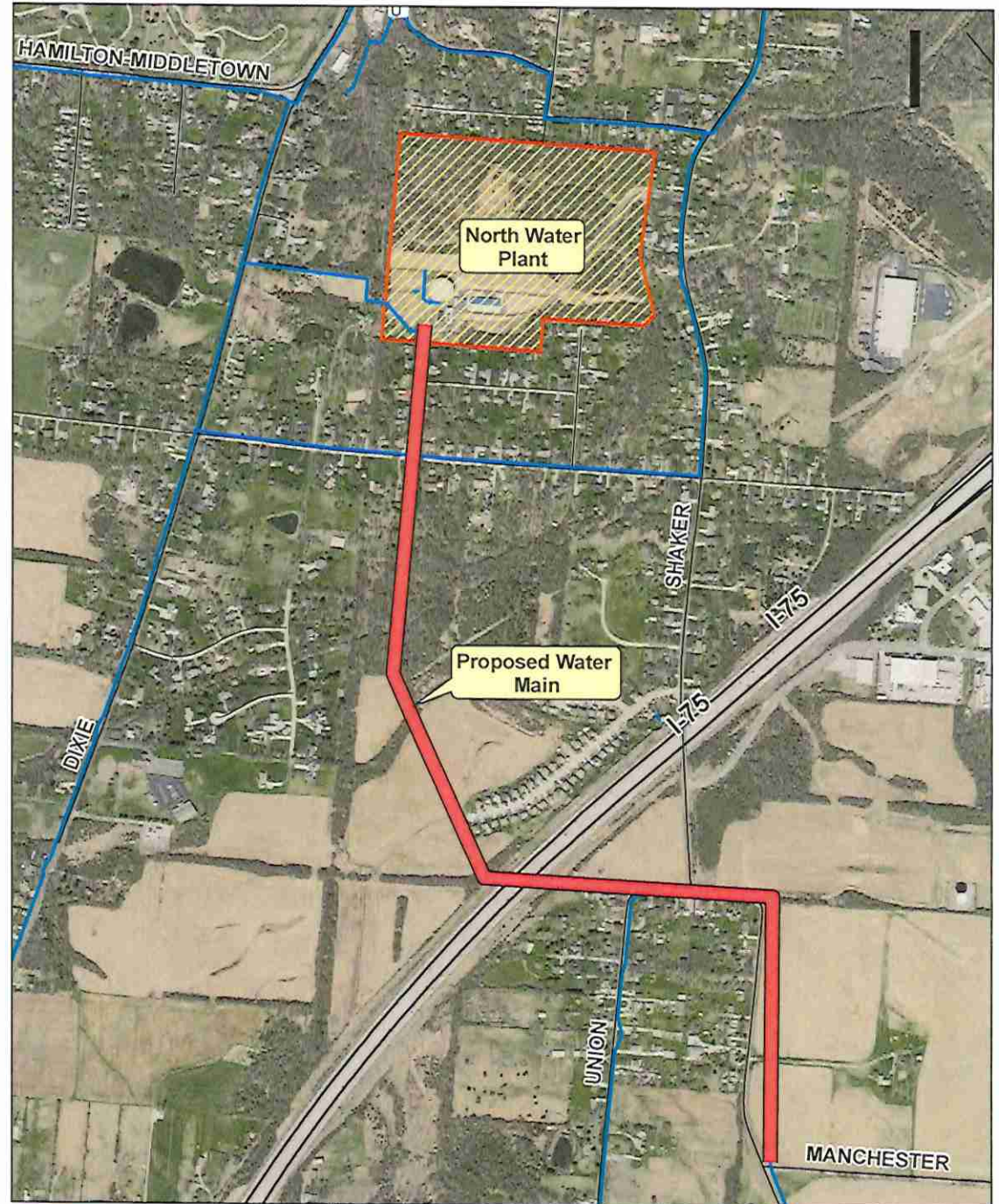
BENEFIT: Avoid massive customer outage to 16,000 customers for mainbreak under highway

PRIORITY: High

BUDGET: \$ 6.7 Million

SCHEDULE: Design: 2024
Start Up: Nov 2025

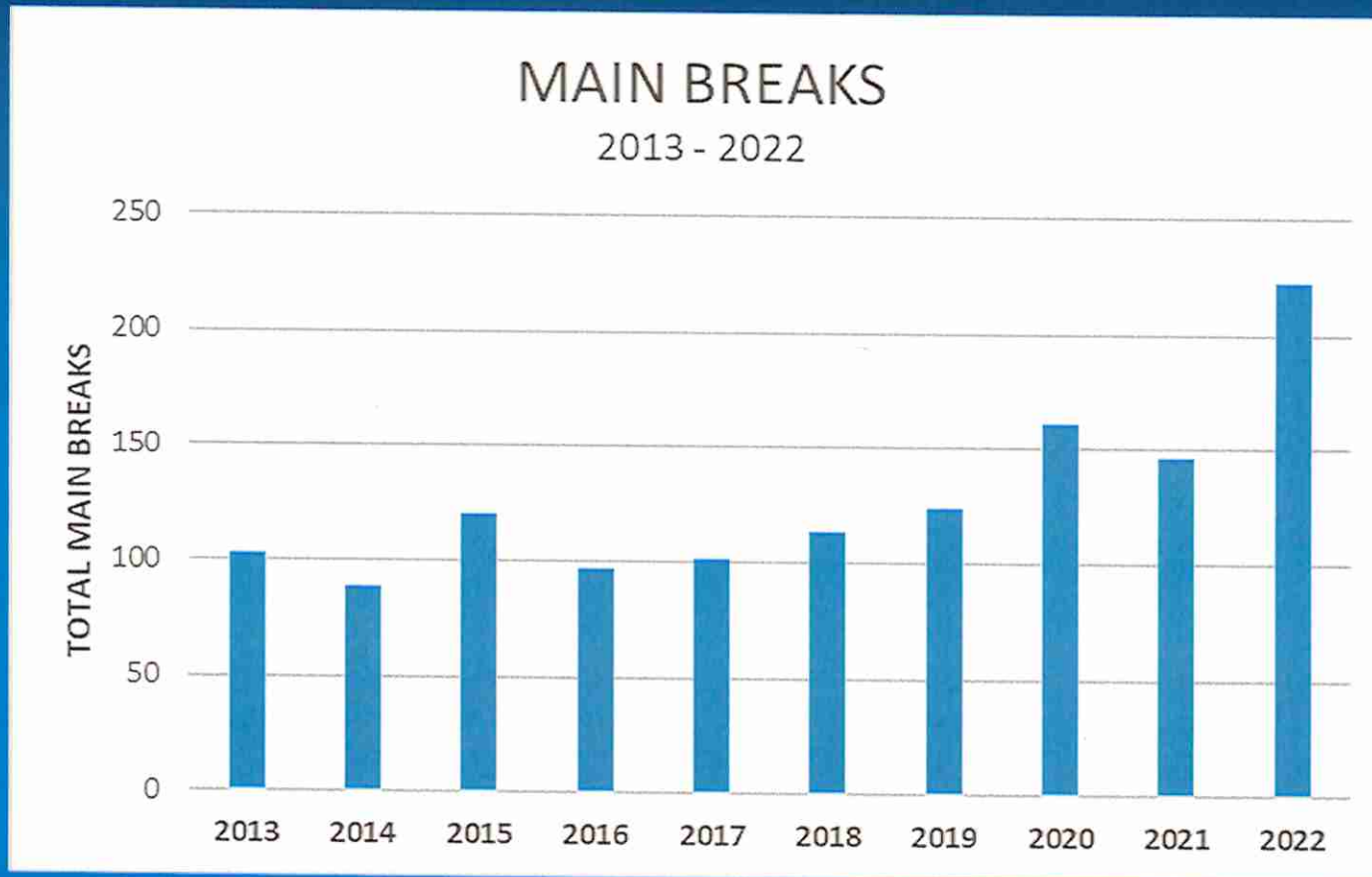
METHOD: Design-Bid-Build



0 500 1,000 2,000 Feet

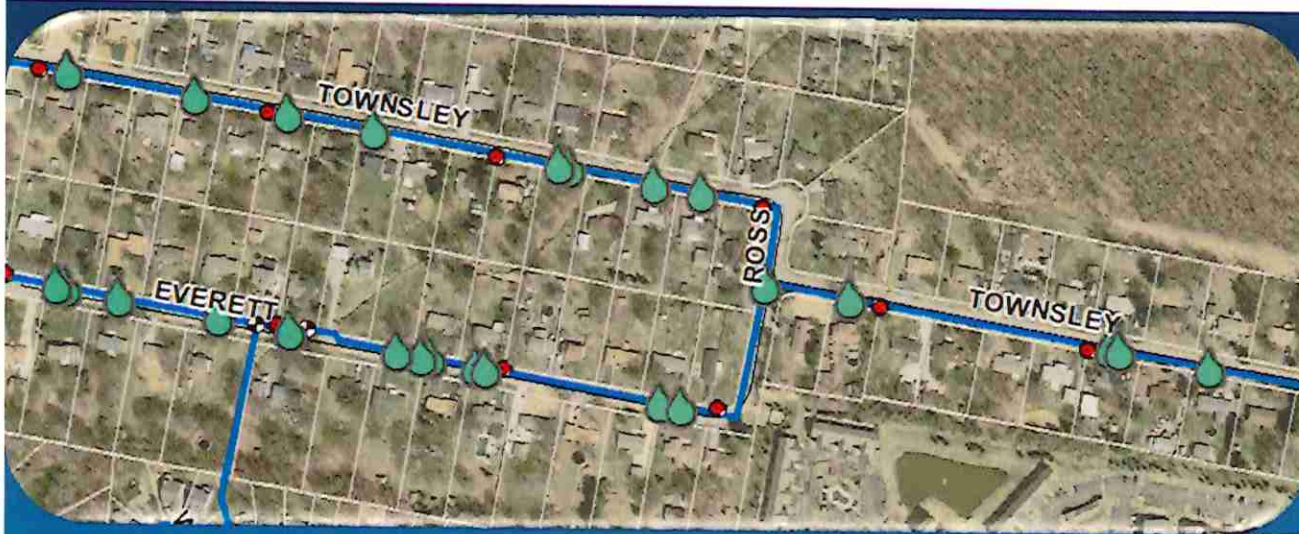
Interstate 75 Water Line Crossing
North Water System

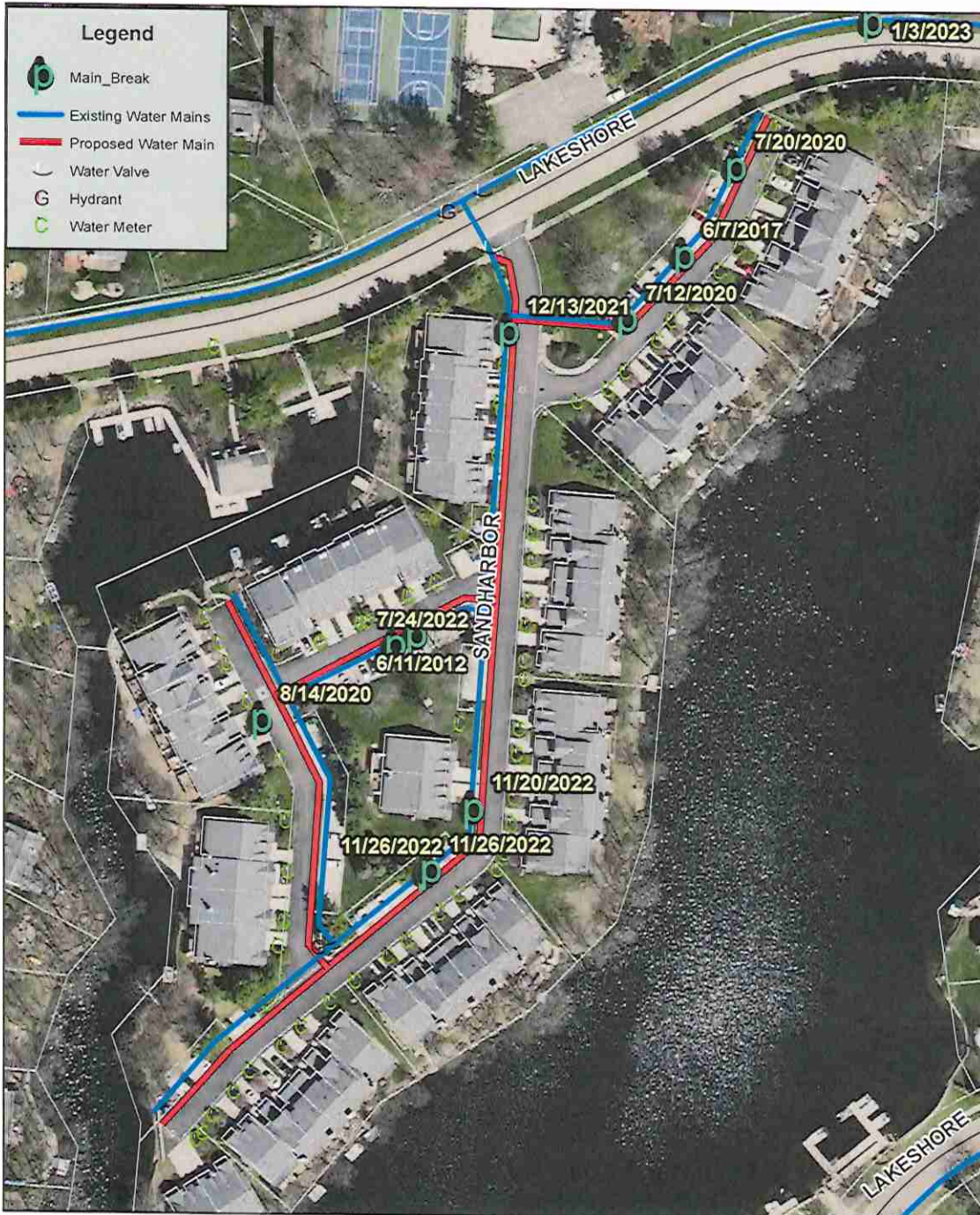
WATER MAIN REPLACEMENT PROJECTS



WATER MAIN REPLACEMENT PROJECTS

\$500,00 to \$1,200,000 Per Project





0 50 100 200 Feet

Sand Harbor Water Line Replacement
Sunrise Landing, Hamilton Twp

WATER MAIN REPLACEMENT Sand Harbor

SCOPE: 2,000 feet of residential water service line serving 63 customers.

PURPOSE: Replace failed waterline in a 1980 era subdivision

BENEFIT: Eliminate a failing system that has had 10 failures in the past three years.

PRIORITY: Urgent

BUDGET: \$600,000

SCHEDULE: Design: 2024
Replacement: 2025

METHOD: Design-Bid-Build

| | 2024 | 2025 | 2026 |
|---|---------------|---------------|------------|
| CAPITAL EXPENSES | | | |
| Treatment Plants, Wellfields, & Pump Stations | | | |
| Middletown Junction Wellfield Development | 1,600,000 | 2,432,000 | |
| Purchase Socialville GST | | 500,000 | |
| Distribution Maintenance Facility | | | 350,000 |
| Landen EST Interior Painting & Exterior Overcoat | 1,000,000 | | |
| RARWTP PFAS Elimination | 2,000,000 | 9,500,000 | |
| Distribution Improvements - Socialville | | | |
| Socialville WL Trans - Columbia from Grand Falls to Kings Island - 4,400 ft | | 2,640,000 | |
| Socialville WL Trans - Columbia at KI to Oak Street in Kings Mills - 5,600 ft | 3,410,000 | | |
| Socialville WL Trans - Bridge to RARWTP - 2,100 Feet | 1,050,000 | | |
| Distribution Improvements - Kings Mills | | | |
| Kings Mills Phase 3 - Oak, Maple, & Church | 803,000 | | |
| Kings Mills Phase 4 - Walnut | 500,000 | | |
| Distribution Improvements - Miscellaneous | | | |
| Problematic Waterline Replacement Program | 750,000 | 500,000 | 525,000 |
| Shelly BPS 30-inch Transmission Main | 321,000 | 6,403,000 | |
| Great Miami River Crossing & NWF Meter | 260,000 | 1,500,000 | |
| Distribution Improvements - WCEO, OPWC, ODOT, WCTID | | | |
| Engineer's Office - Wilkens/Bardes Roundabout | 125,000 | | |
| WCTID - SR63/SR 741 Widening | 50,000 | | |
| WCTID - Greentree/SR 741 Roundabout | 500,000 | | |
| WCTID - Fields Ertel/Snider Rd. Widening | 75,000 | | |
| WCTID - Columbia/Davis Roundabout | 100,000 | | |
| | \$ 12,544,000 | \$ 23,475,000 | \$ 875,000 |

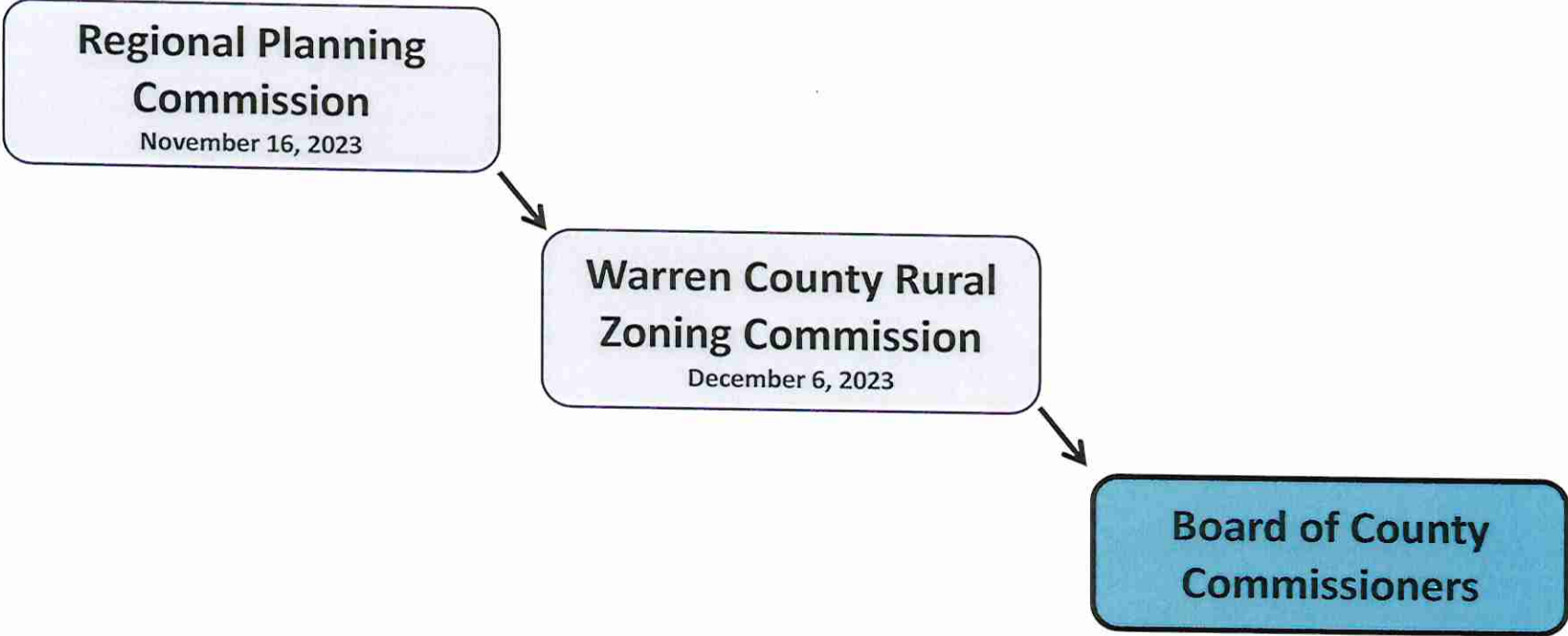
- Supplemental funding will be required in 2025 to keep projects from being deferred.

Supplemental Funding

- PFAS Class Action Settlement \$2.5 – \$3.0M
- Federal Congressional Appropriation \$1.0 - \$2.0M
- ARPA Funds \$ 2.0 M

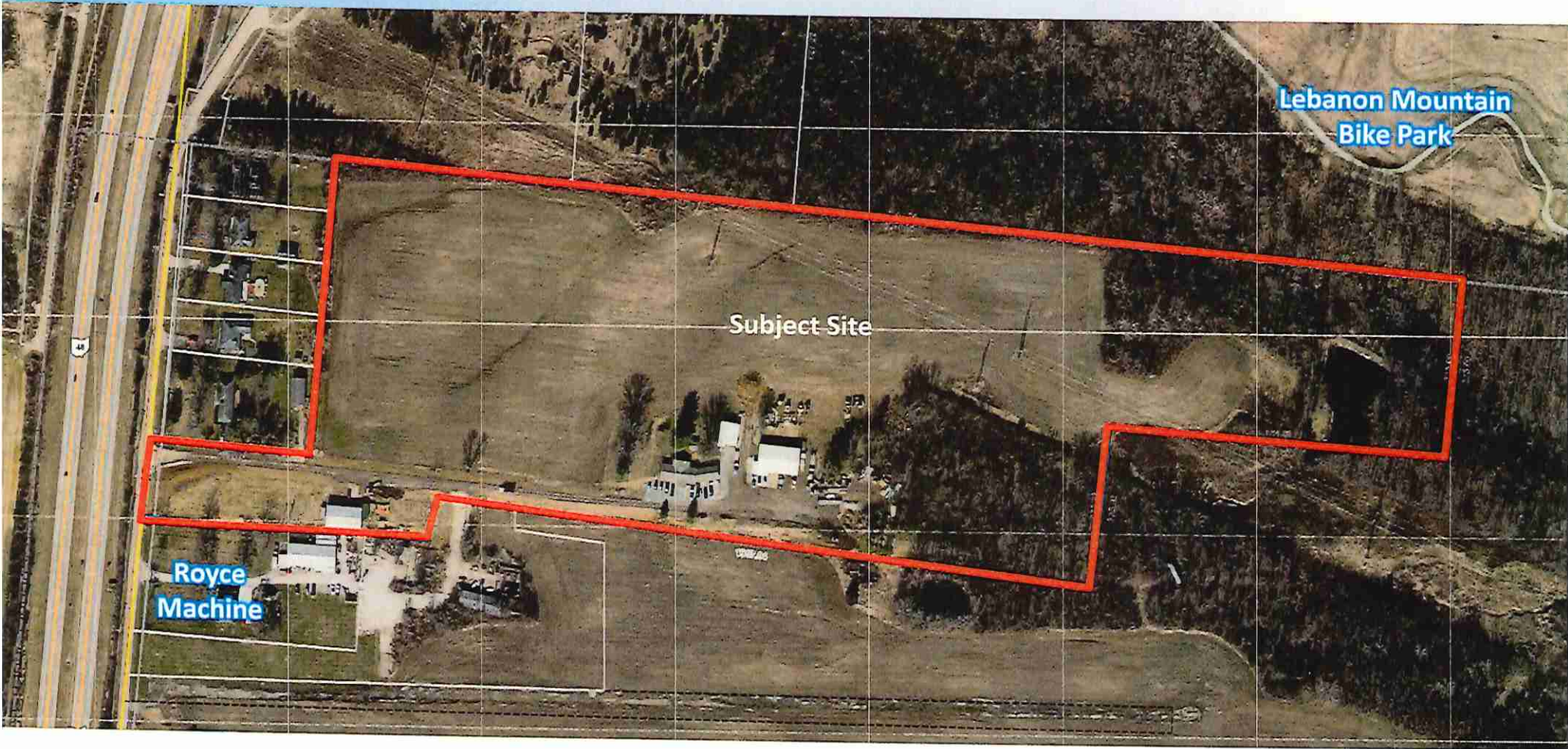
| | | |
|---|---|---|
| PP EXHIBIT #1 | | |
| CASE # | 2023-09 | |
| APPLICANT/OWNER/AGENT | Tyler Holden / Blue Rock Properties, LLC | |
| TOWNSHIP | Union | |
| PROPERTY LOCATION | ADDRESS | 2300 Lebanon Rd. Lebanon, Ohio 45036 |
| | PIN | 13-33-100-011-0 |
| PROPERTY SIZE Frontage | 30 Acres 150 Feet | |
| CURRENT ZONING DISTRICT | "MXU-N" Mixed Use Neighborhood Zone | |
| FUTURE LAND USE MAP (FLUM) DESIGNATION | Low Density Residential | |
| EXISTING LAND USE | Residential | |
| ZONING REQUESTED | "I1" Light Industrial Manufacturing Zone "I2" General Industrial Manufacturing District With a Planned Unit Development (PUD) | |
| ISSUE FOR CONSIDERATION | To rezone the property from an MXU-N to an I1 and I2 PUD for a new Industrial Incubator Development. | |

Rezoning Process



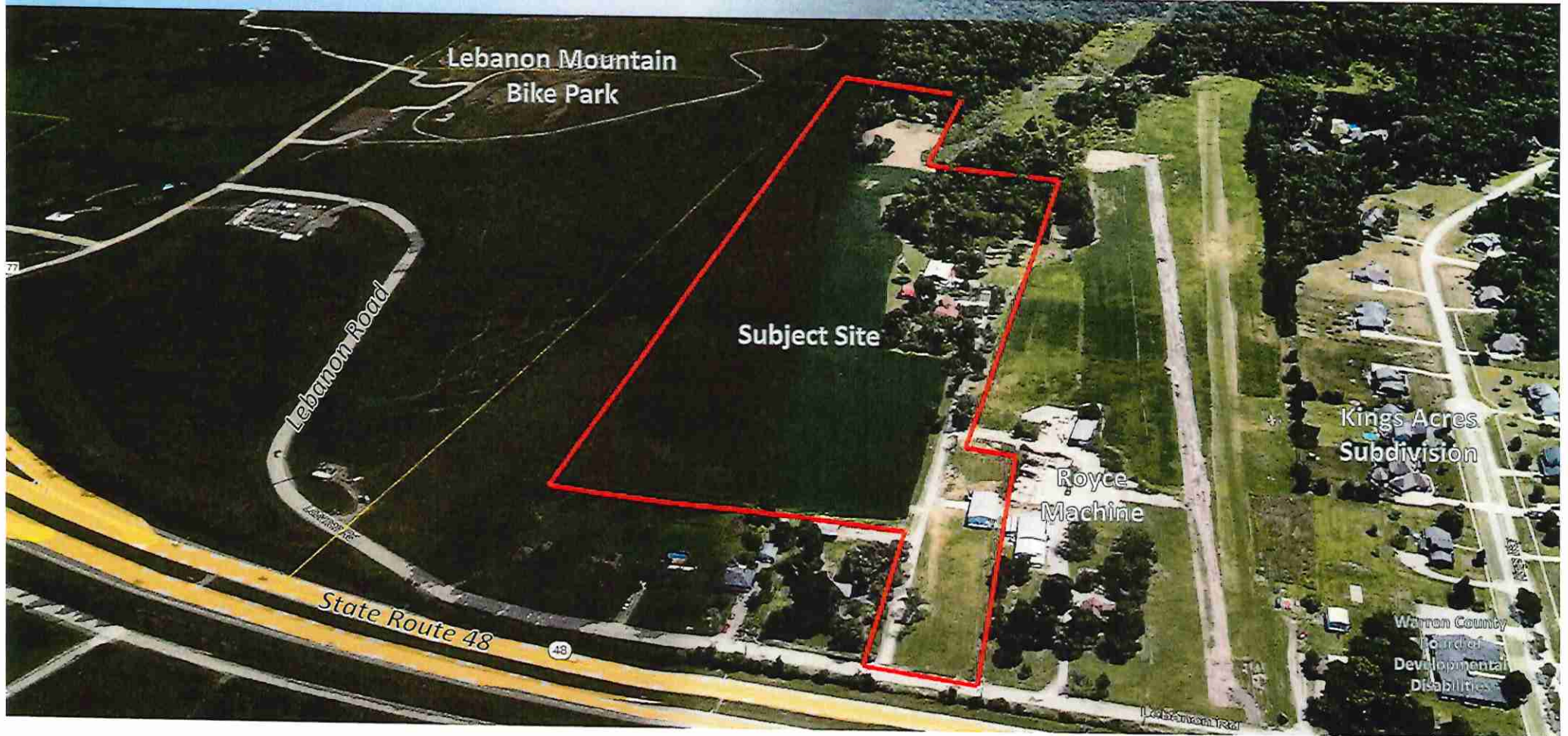
Site Aerial

2023-09



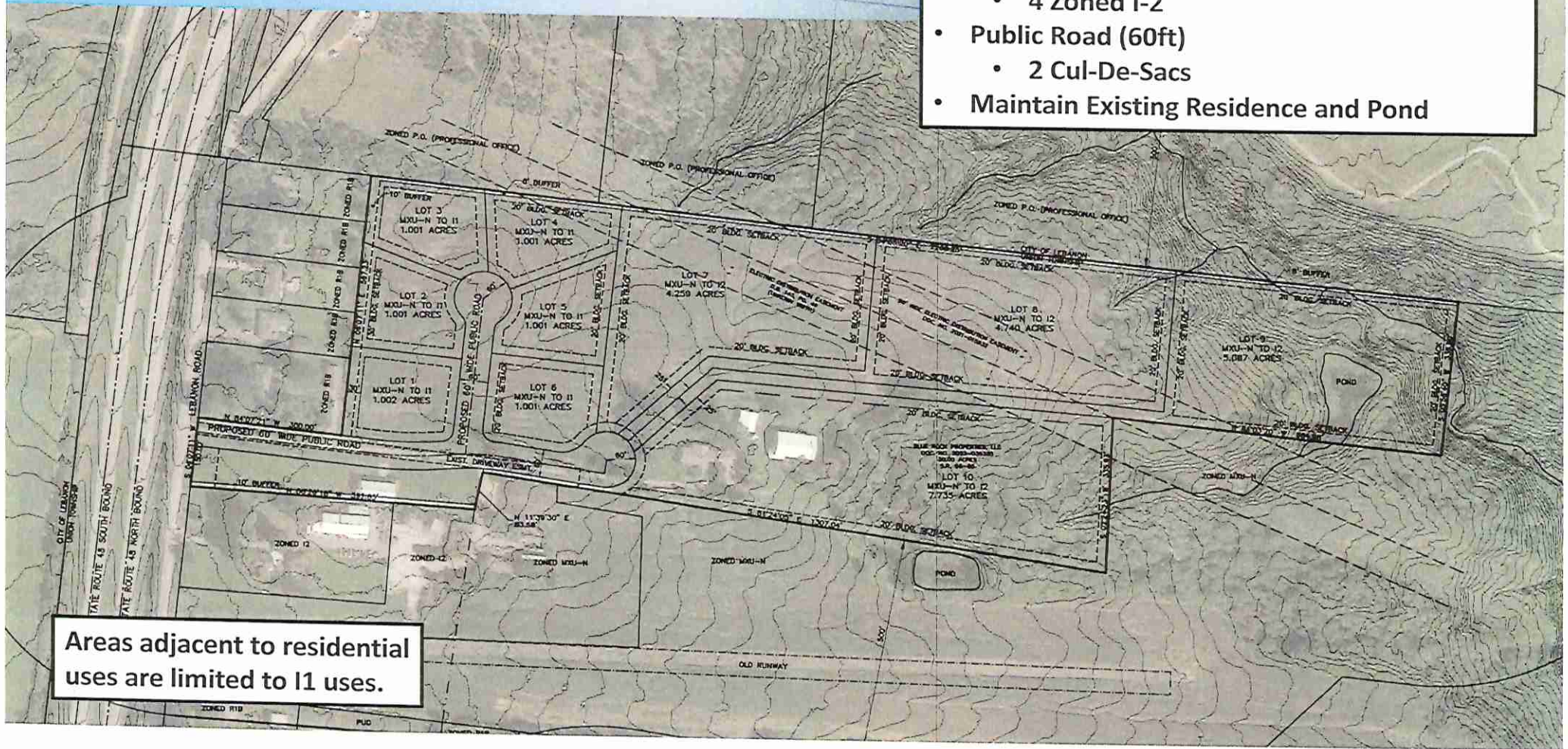
Site Aerial

2023-09



Provided Concept Plan

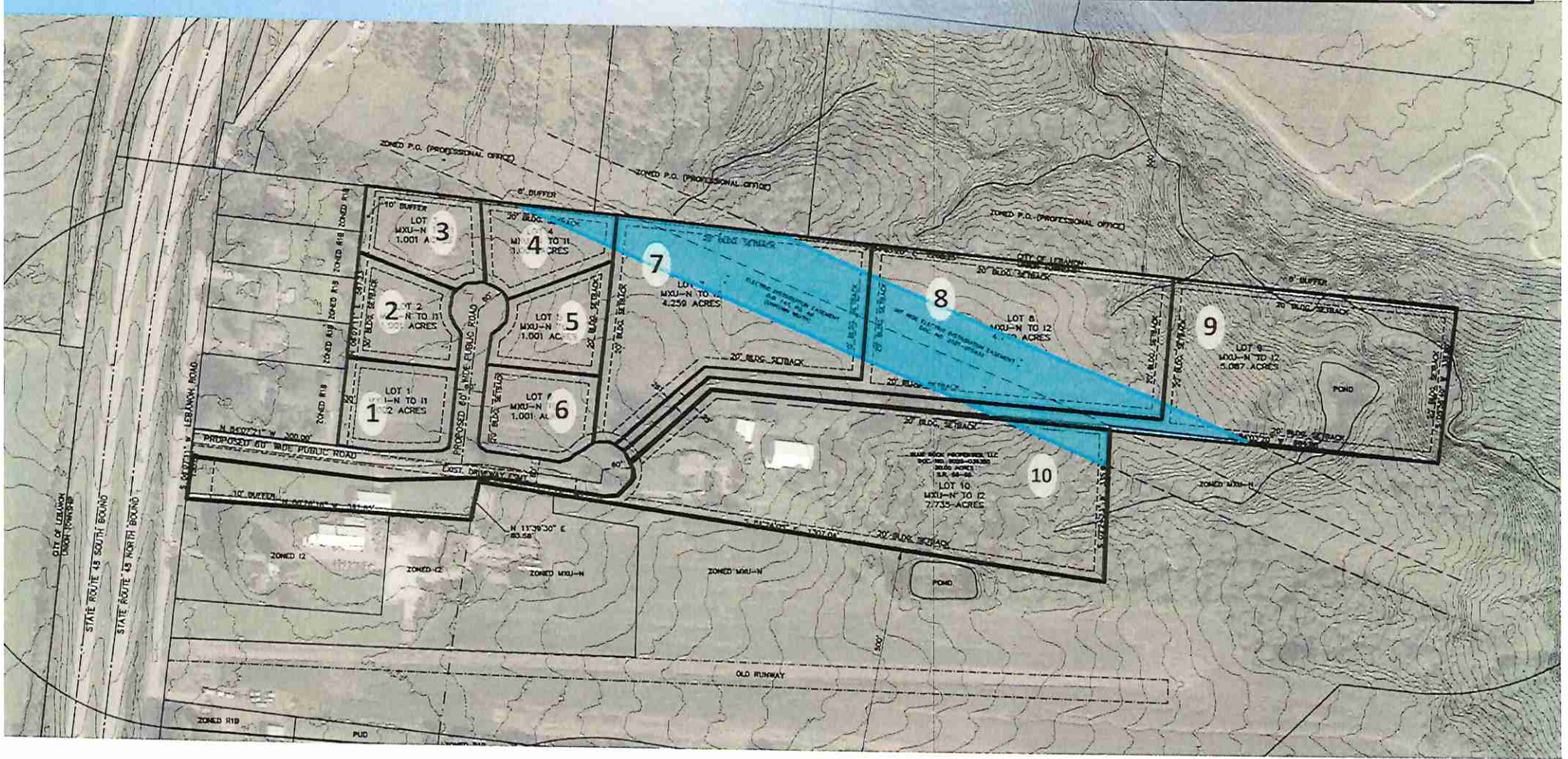
- 10 Lots
 - 6 Zoned I-1
 - 4 Zoned I-2
- Public Road (60ft)
 - 2 Cul-De-Sacs
- Maintain Existing Residence and Pond



Areas adjacent to residential uses are limited to I1 uses.

UTILITIES

- A 90ft Electric Distribution Easement is on-site, located along four (4) proposed lots.



PROPOSED PUD STANDARDS

Summary of Allowable Uses

- Highways, Street and Bridge Construction - Permitted
- Industrial Manufacturing, Research and Supply/ Services Use Group (Subgroup: Manufacturing) - Permitted

| | | | |
|--|---|--|--|
| <ul style="list-style-type: none"> ▪ Signs, Lighting, Outdoor Advertising and Manufacturing | <ul style="list-style-type: none"> ▪ Metal Casting, Cutting, Dyeing, Milling, Plating, Punching, Rolling, Stamping or Screw Making | <ul style="list-style-type: none"> ▪ Heating /AC /Sheet Metal Manufacturing | <ul style="list-style-type: none"> ▪ Plastic & Rubber Products Manufacture |
| <ul style="list-style-type: none"> ▪ Electrical Device or Component Manufacture or Assembly | <ul style="list-style-type: none"> ▪ Electrical Device or Component Manufacture or Assembly | <ul style="list-style-type: none"> ▪ Light Manufacturing | <ul style="list-style-type: none"> ▪ Sheet Metal & Machine Shops |
| <ul style="list-style-type: none"> ▪ Small Scale Material Manufacturing and Recycling Plant | <ul style="list-style-type: none"> ▪ Ceramic, Glass or Similar Product Manufacture | <ul style="list-style-type: none"> ▪ Mover Storage Facility | <ul style="list-style-type: none"> ▪ Food Production, Processing or Packaging Plant |
| <ul style="list-style-type: none"> ▪ Cosmetics Manufacture | <ul style="list-style-type: none"> ▪ Furniture Making, Wood Products & Upholstering | <ul style="list-style-type: none"> ▪ Pharmaceuticals Manufacture | <ul style="list-style-type: none"> ▪ Enameling, Lacquering, or Japanning |

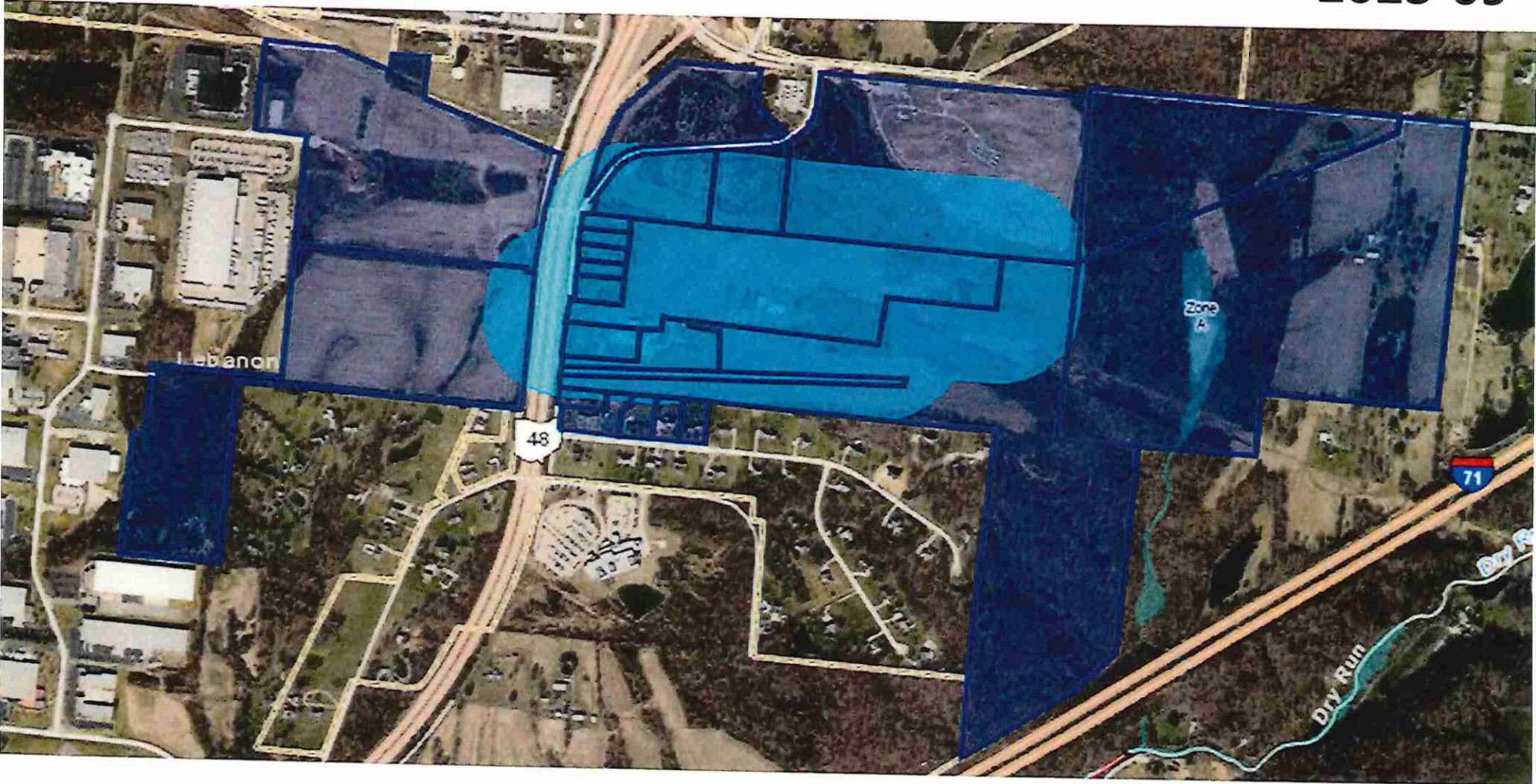
PROPOSED PUD STANDARDS

Prohibited Uses

| | |
|---|---|
| ▪ Explosives or Flammable Components Manufacture or Storage | ▪ Shooting Range |
| ▪ Automobile Fuel Station | ▪ Salvage motor vehicle auction or pool facility |
| ▪ Slaughterhouse and stockyards | ▪ Energy recycling plant |
| ▪ Truck Stop | ▪ Animal Rendering fertilizer or glue manufacturing |
| ▪ Acid, Chemicals, Inflammable Liquids, or gasses manufacturing & Storage | ▪ Recycling and salvage center |
| ▪ Casino | ▪ Sexually Oriented Business |
| ▪ Motor vehicle impound lot | ▪ Asphalt or Concrete Batch Plant or Products Manufacturing |

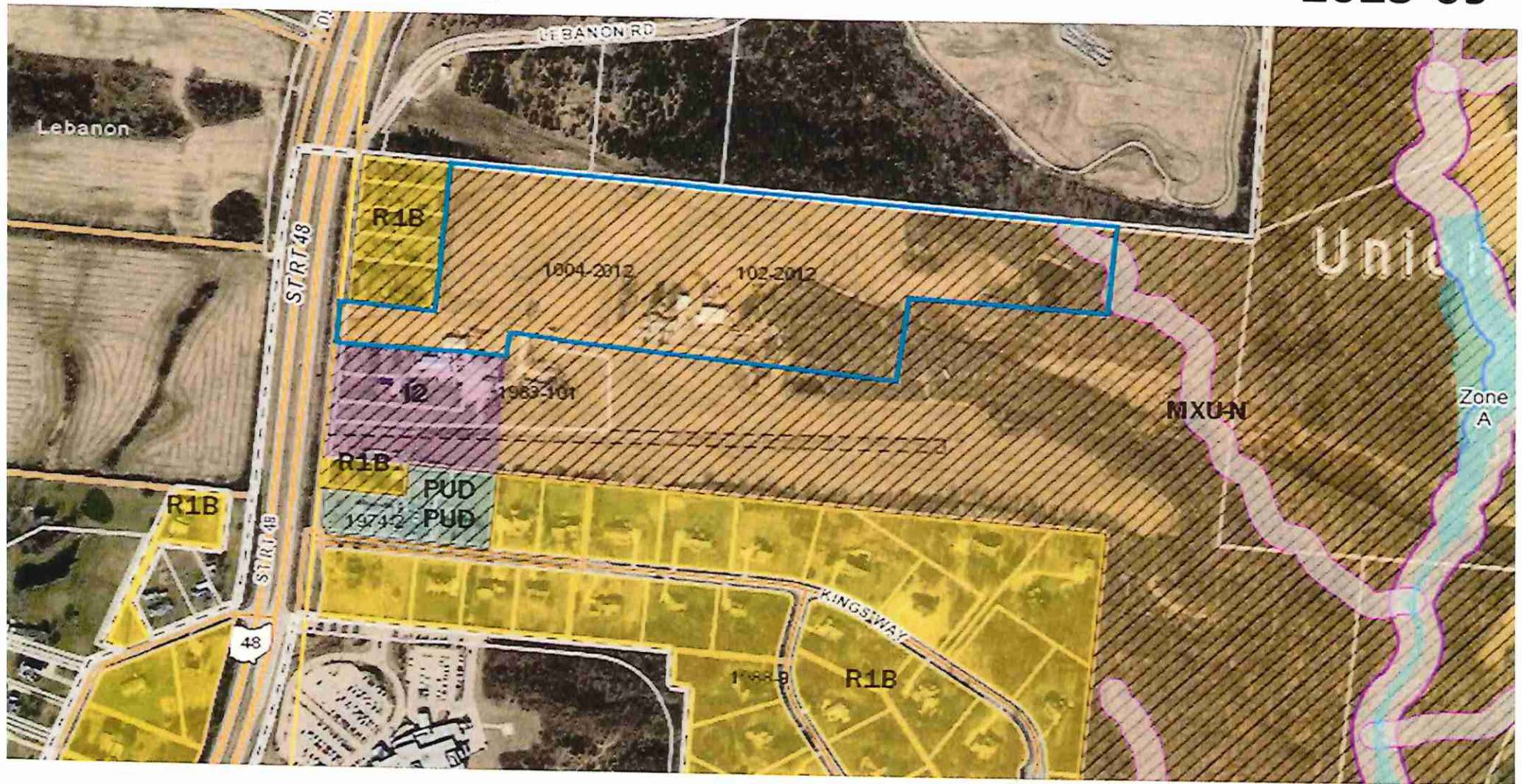
Notification Map

2023-09

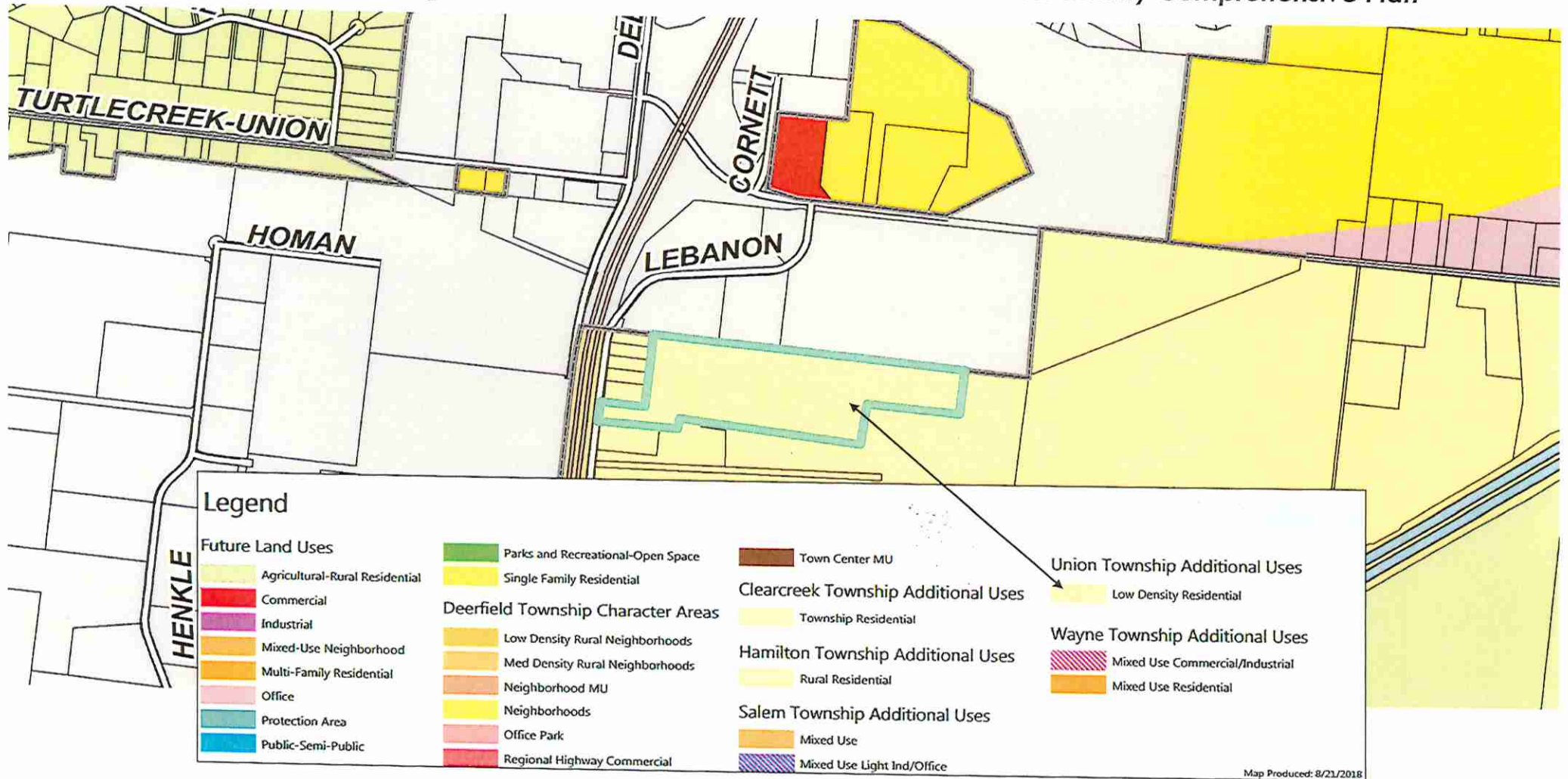


Zoning & Flood Map

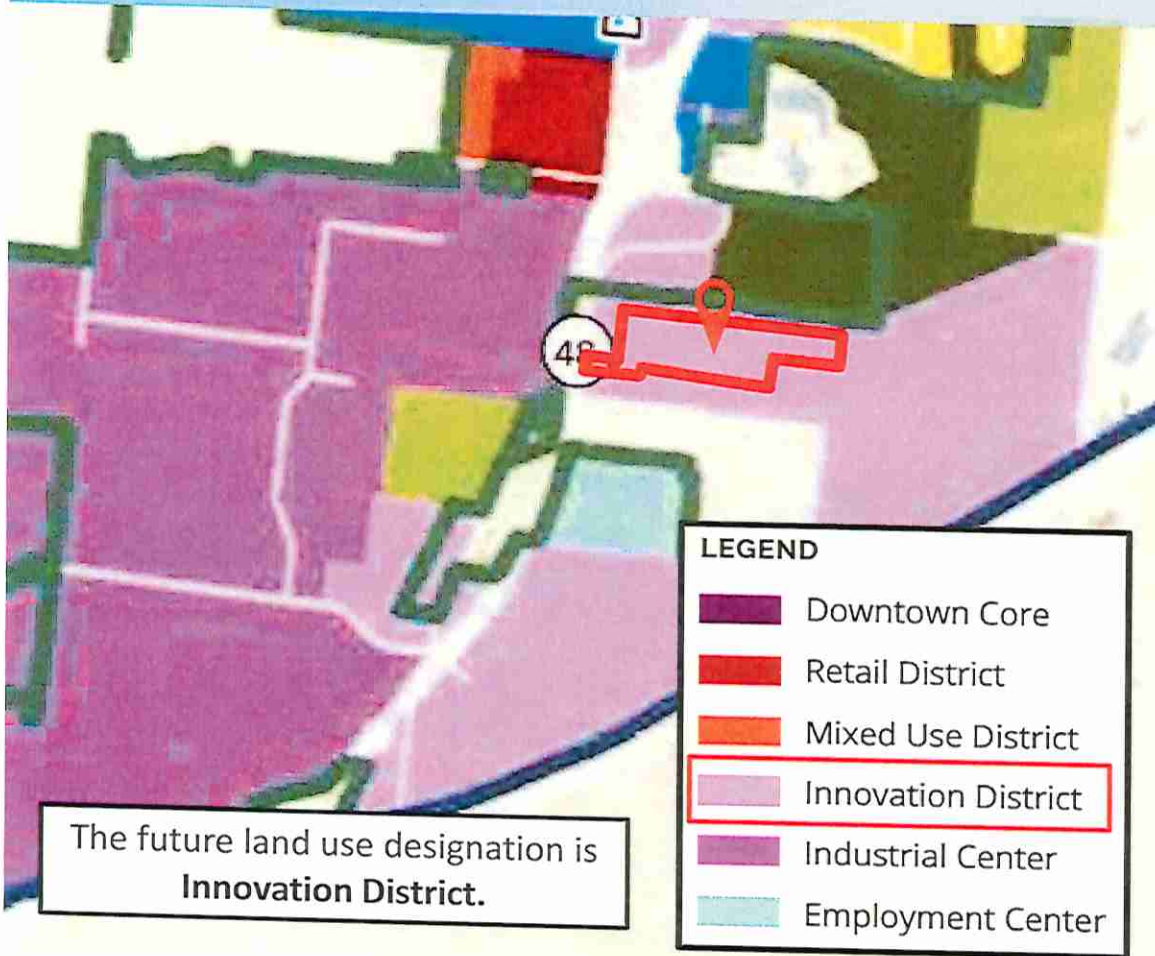
2023-09



Warren County Future Land Use – Warren County Comprehensive Plan



City of Lebanon Future Land Use – 2019 City of Lebanon Comprehensive Plan



INTENT

- Provide flexible space to support a variety of low-impact but high-value industrial activities
- Encourage the transition of existing industrial uses near residential areas to lower intensity use that are less likely to create negative neighborhood impacts.
- Provide buffering through landscaping and building placement where Innovation Districts are adjacent to residential areas.
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites

PRIMARY USES

- Light Industrial
- Warehousing/Distribution
- Commercial/Retail
- Office

SECONDARY USES

- Civic/Institutional
- Parks and Open Space

Warren County Regional Planning Commission

Staff recommends **approval** of the Blue Rock Properties PUD Stage 1 to the Warren County Rural Zoning Commission, subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code which is in effect at the time of issuance of a Zoning Permit provided that the base zoning district standards do not conflict with the PUD Standards; the Warren County Subdivision Regulations; and the PUD Stage 1 standards and conditions as approved by the Board of County Commissioners.
3. At PUD Stage 2, the applicant submits a detailed site plan illustrating buffer, fencing, parking, lighting, signage, and landscaping.
4. Prior to PUD Stage 2 approval, stormwater management shall be reviewed and approved by the Warren County Engineer's Office.

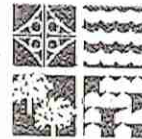
Warren County Regional Planning Commission

Staff recommends **approval** of the Blue Rock Properties PUD Stage 1 to the Warren County Rural Zoning Commission, subject to the following conditions:

5. The applicant shall identify a maximum number of principal uses to be permitted on a single lot.
6. The applicant shall submit updated PUD Standards to address building height (60ft in height currently permitted within I-1 and I-2), in particular for lots adjacent to residential uses.
7. Buildings shall be designed and oriented to reduce negative externalities (noise, lighting, building height, and visual impacts) to neighboring residential uses, bay doors, loading areas, and entrances should be oriented towards internal streets, as approved by the Zoning Inspector.
8. The applicant submits an updated Site Plan that illustrates 25ft buffer along the western property line adjacent to residential properties, the Site Plan currently illustrates a 10ft buffer.

RPC Executive Committee - Vote

At its meeting on November 15, 2023, the Warren County Regional Planning Commission Executive Committee voted to recommend denial of the PUD Stage 1 Rezoning to the Warren County Rural Zoning Commission with a vote of 10 aye, 5 nay, 1 abstain.



Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DRIVE • LEBANON, OHIO 45036
TELEPHONE (614) 695-1223

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

November 20, 2023

Ms. Michelle Tegtmeier
Warren County Rural Zoning
406 Justice Drive
Lebanon, OH 45036

Dear Ms. Tegtmeier:

This letter is in regard to the Blue Rock Properties, LLC PUD Stage 1 Rezoning request, in Union Township.

At its meeting on November 16, 2023, the Warren County Regional Planning Commission Executive Committee voted to recommend denial of the PUD Stage 1 Rezoning to the Warren County Rural Zoning Commission with a vote of 10 aye, 5 nay, 1 abstain.

A copy of the staff report is attached.

If you have any questions regarding this action, please contact this office.

Sincerely,

Stanley C. Williams, AICP
Executive Director

Rural Zoning Commission - Vote

Mr. Gibbs made a motion to recommend approval to the BOCC, Warren County Commissioners, after reviewing section 1.304.5 (A/C/F/I) for the map amendment of parcel # 13-33-100-011-0 from the current zoning district MXU-N Mixed Use Neighborhood Zone to I1 (Light Industrial Manufacturing Zone) & I2 (General Industrial Manufacturing Zone) w/ a PUD with all the following condition from Warren County Regional Planning Commission [Staff]:

Unanimous vote to approve with all Warren County Regional Planning Commission Staff recommendations.

Proposed Site Development Changes

Proposed Zoning (I1 & I2 PUD)

Straight-Zoned I1/I2

- **Setbacks:**
 - Front: 20 ft (I1/I2: 50 ft)
 - Side: 20 ft (I1/I2: 50 ft)
 - Rear: 20 ft (I1/I2: 50 ft)
- **Buffers:**
 - Adjacent to Residential Uses: 25 ft (I1/I2: 50 ft, Buffer Type D)
 - Adjacent to industrial Uses: 10 feet (I1/I2: 10 ft, Buffer Type A)
- **Max. Impervious Surface Ratio: 0.63 (I1) / 0.70 (I2)**
- **Proposed Industrial Lots: 10**
- **Minimum Lot Size: 1-Acre (I1) / 3-Acre (I2)**
- **Proposed Uses: Industrial**

Current Zoning (MXU-N)

- **Setbacks**
 - Front: 35 ft
 - Side: 15 ft
 - Rear: 30 ft
- **Buffers: None**
- **Max. Impervious Surface Ratio: 0.57**
- **Possible Residential Lots (if centralized sewer):**
 - Single Family: 85
 - Two-Family & Apartments: 89
- **Minimum Lot Size: 9,000 Sq. Ft.**
- **Currently Permitted Uses: Residential**

Proposed Site Development Changes

Varying:

- Setbacks
- Buffers
- Access

Proposal:

- Some prohibited industrial uses
- Remove the potential for 85 single-family homes
- Buffer to residential district
- Building, access and function oriented away from residential uses

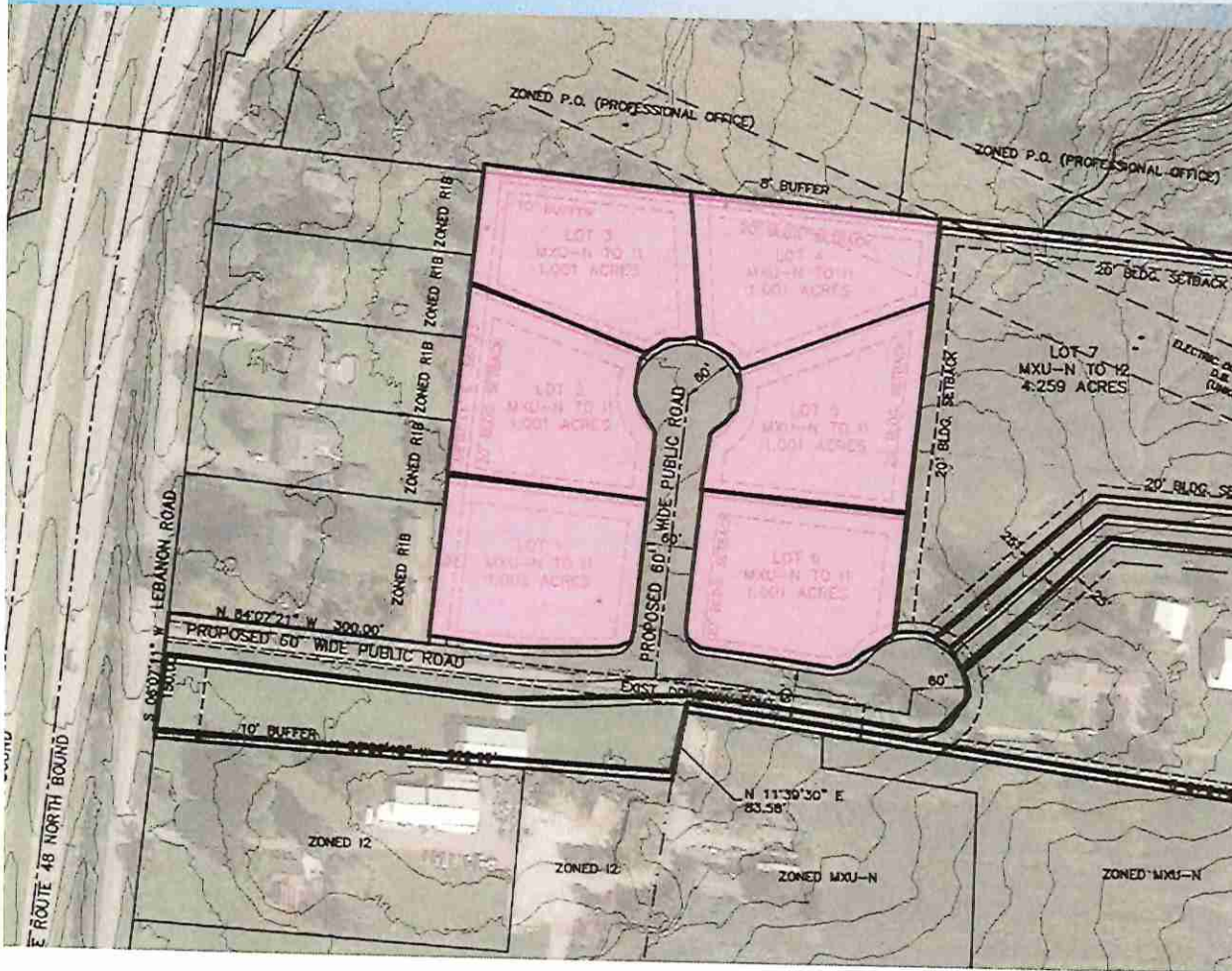
1.304.5 Decision-Making Determination Considerations: The approving authority shall review the proposed Zoning Amendment in the interest of public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable, by considering the following factors:

- A. Is the proposed amendment consistent with the purposes and intent of this Zoning Code?
- B. Does the proposed amendment deviate from the suggestions of the Warren County Comprehensive Plan?
- C. Is the proposed amendment justified because of changed or changing conditions of the surrounding area since the time the current zoning designation for the property was established, and has assumptions on, capital investments, road locations, population trends, land committed to development, density, use, or other elements changed to justify the amendment?
- D. Is the proposed zoning compatible with the present zoning, nearby uses, and the character of the surrounding area?
- E. Is the site suitable for the uses to which it has been restricted, or does the current zoning deprive the site of all economically viable uses?
- F. How long has the property remained vacant as zoned and is it zoned different from an adjacent properties?
- G. Are there available sites elsewhere in the County that are already zoned for the proposed use?
- H. Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve allowable uses?
- I. Will approval of this amendment result in existing land uses, parcels, or structures becoming non-conforming or somehow result in conflict with any provision, restriction, or requirement of this code?

ANY
QUESTIONS?



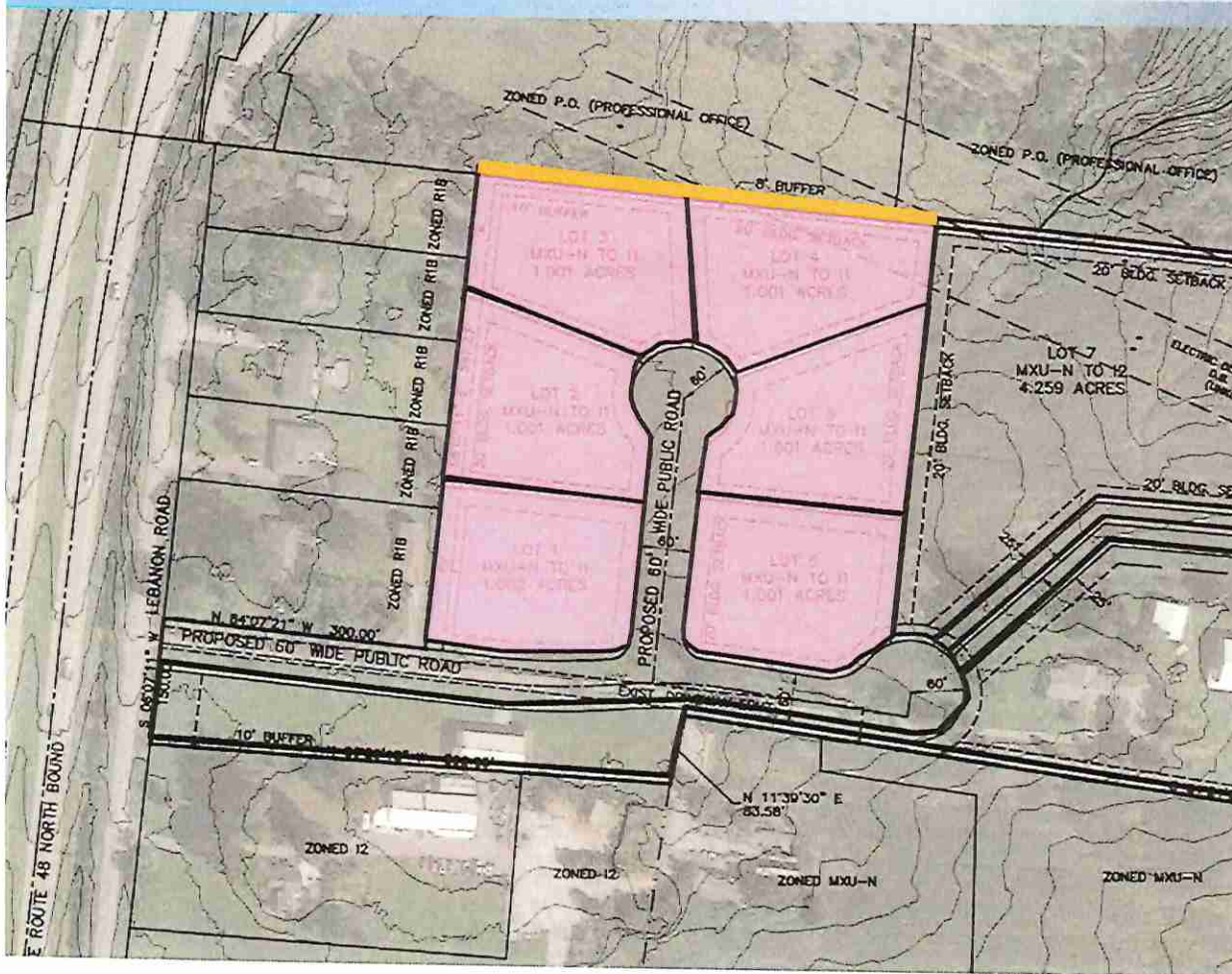
SETBACKS AND BUFFERS



| | Setbacks | Buffers |
|-------|----------|---------|
| North | 20ft | 8ft |
| East | 20ft | 0ft |
| South | 20ft | 0ft |
| West | 30ft | 20ft |

The proposed PUD Standards decrease the required setbacks and buffer standards for parcels adjacent to I-1 and I-2 zoning districts.

SETBACKS AND BUFFERS (I-1 Zoning District)



Proposed (PUD Standards)

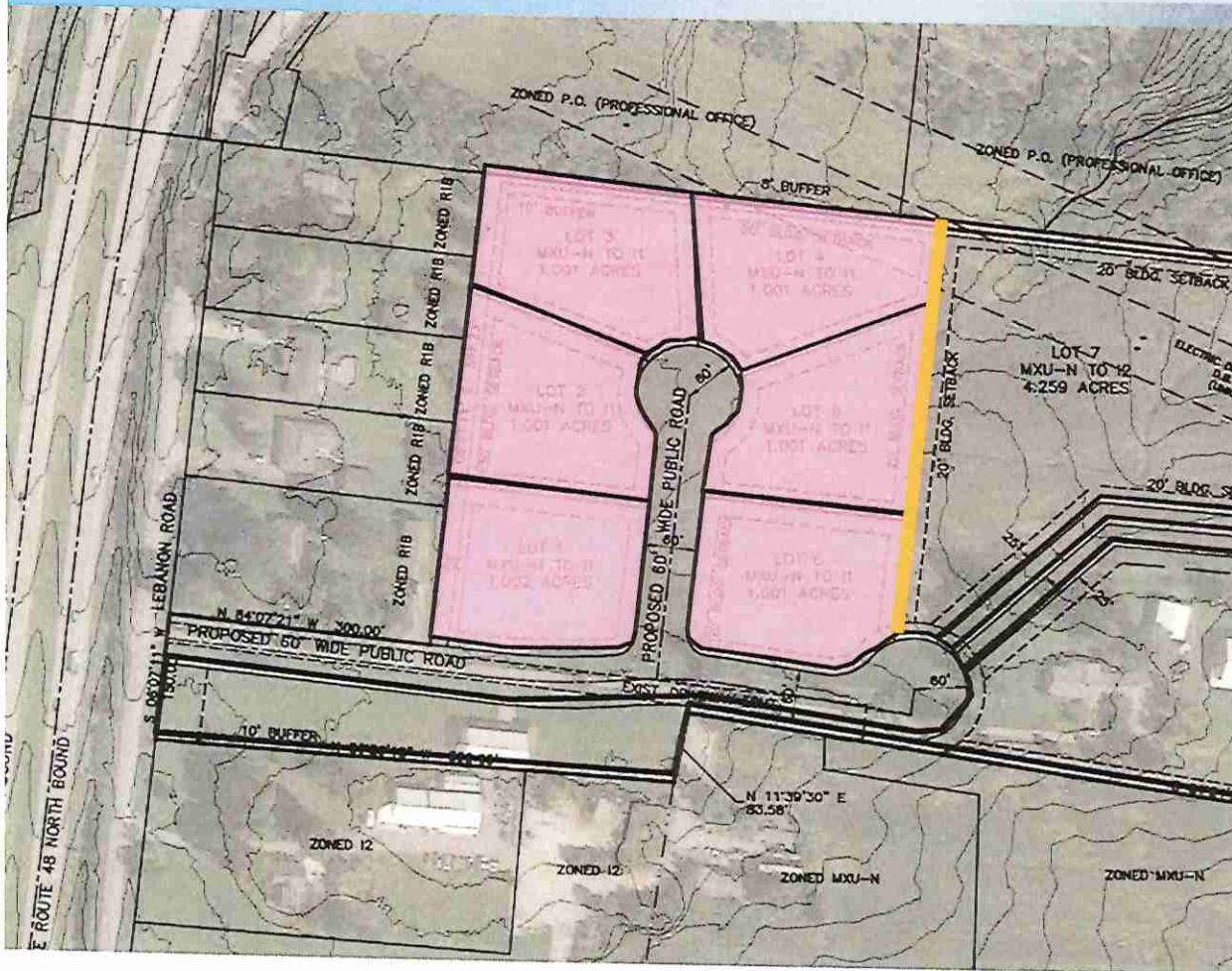
| | Setbacks | Buffers |
|-------|----------|---------|
| North | 20ft | 8ft |
| East | 20ft | 0ft |
| South | 20ft | 0ft |
| West | 30ft | 20ft |

Required (Rural Zoning Code Table 3.405.1)

| | Setbacks | Buffers/Type |
|-------|----------|--------------|
| North | 50ft | 30ft / "C" |
| East | 50ft | 10ft / "A" |
| South | 50ft | 10ft / "A" |
| West | 50ft | 50ft / "D" |

Adjacent to Office Use or District

SETBACKS AND BUFFERS (I-1 Zoning District)



Proposed (PUD Standards)

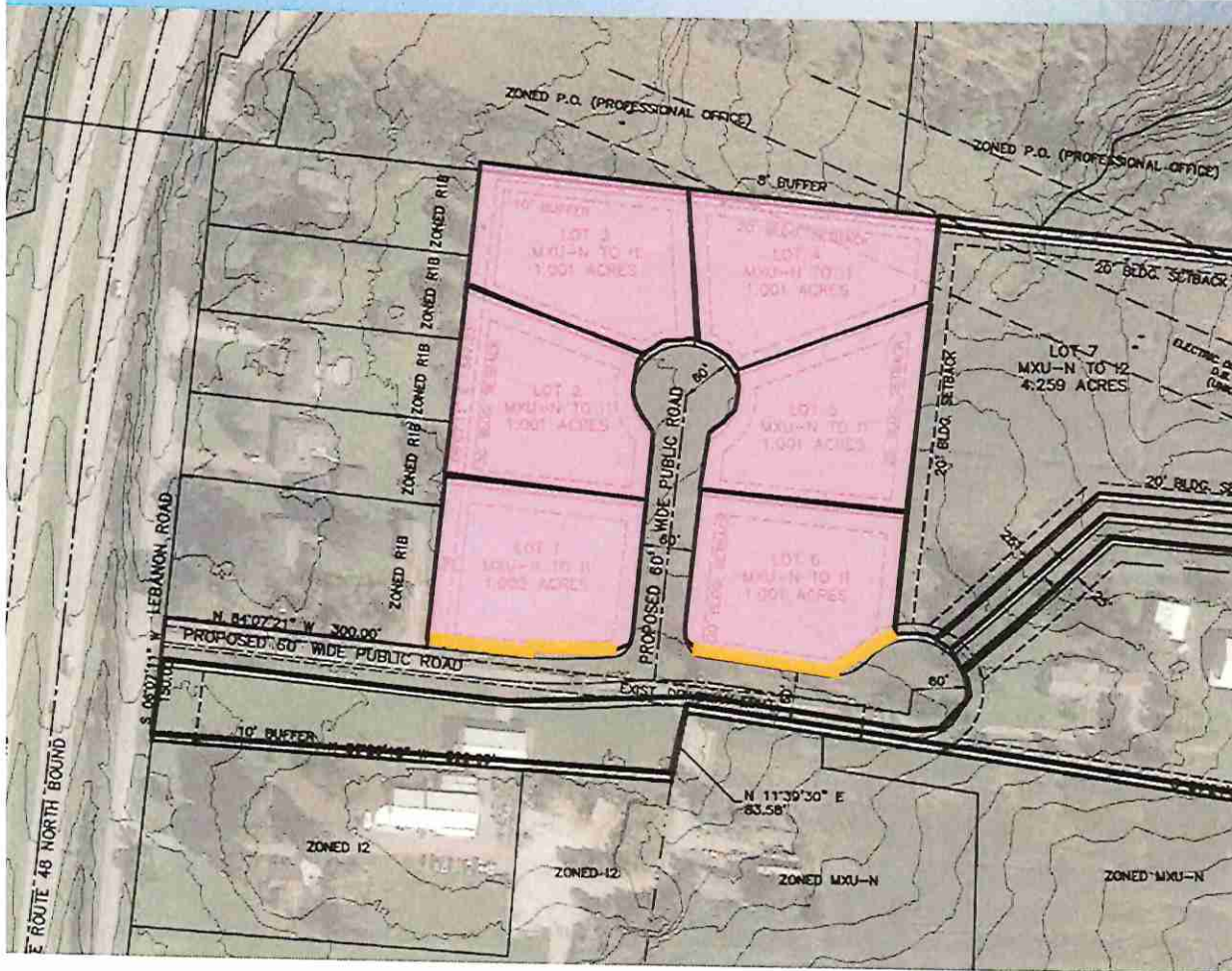
| | Setbacks | Buffers |
|-------|----------|---------|
| North | 20ft | 8ft |
| East | 20ft | 0ft |
| South | 20ft | 0ft |
| West | 30ft | 20ft |

Required (Rural Zoning Code Table 3.405.1)

| | Setbacks | Buffers/Type |
|-------|----------|--------------|
| North | 50ft | 30ft / "C" |
| East | 50ft | 10ft / "A" |
| South | 50ft | 10ft / "A" |
| West | 50ft | 50ft / "D" |

Adjacent to Industrial Use or District

SETBACKS AND BUFFERS (I-1 Zoning District)



Proposed (PUD Standards)

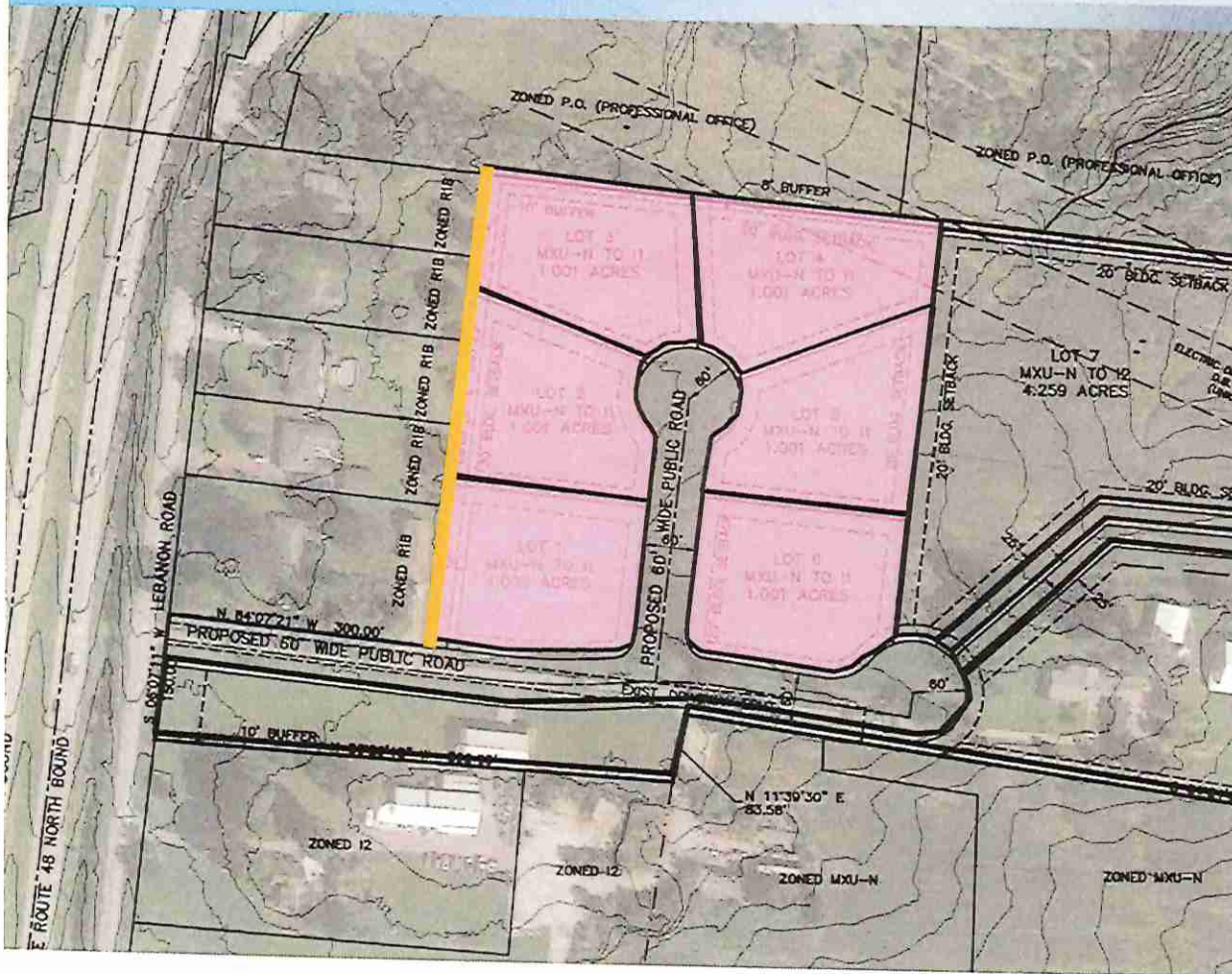
| | Setbacks | Buffers |
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Adjacent to Industrial Use or District

SETBACKS AND BUFFERS (I-1 Zoning District)



Proposed (PUD Standards)

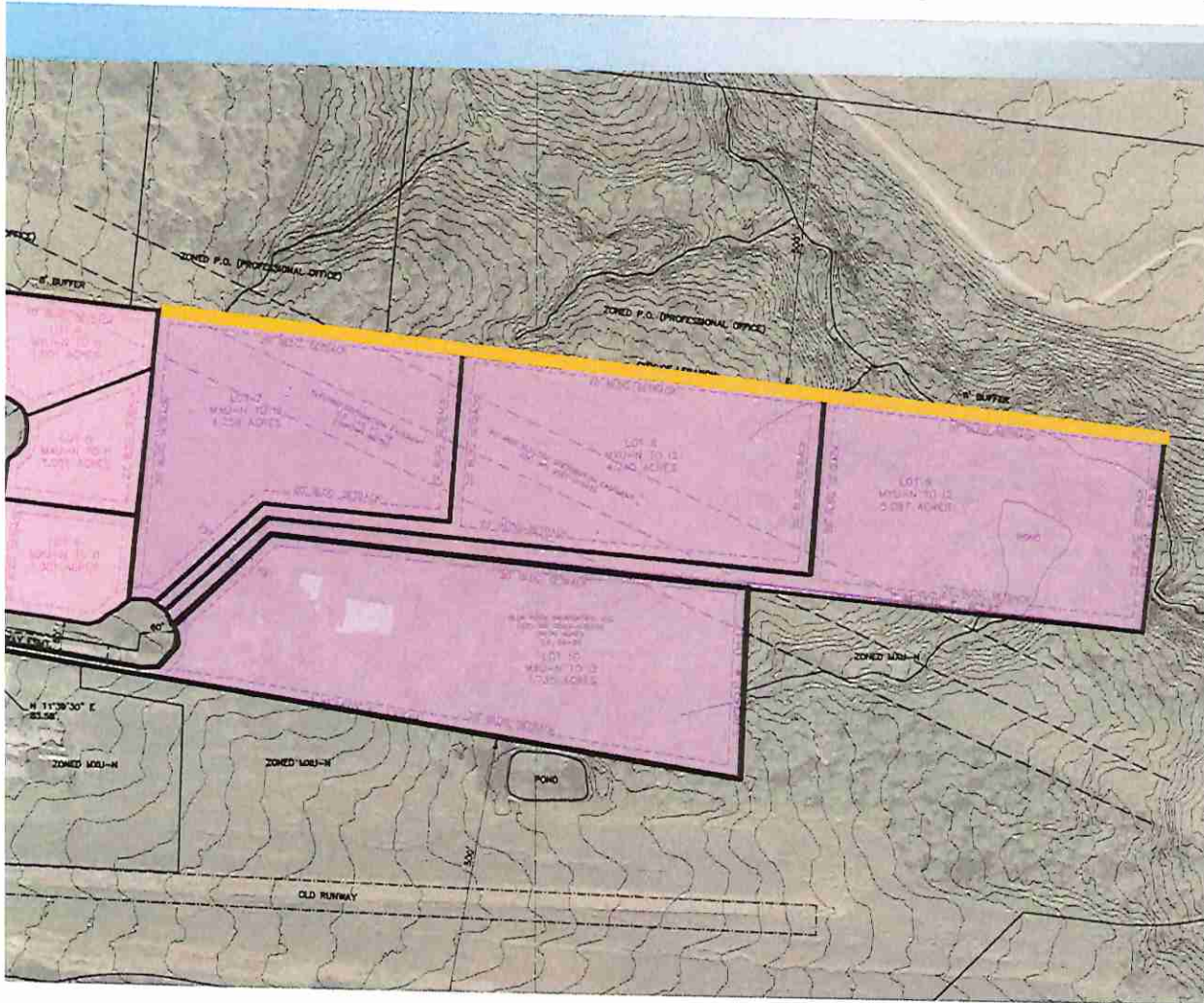
| | Setbacks | Buffers |
|-------|----------|---------|
| North | 20ft | 8ft |
| East | 20ft | 0ft |
| South | 20ft | 0ft |
| West | 30ft | 20ft |

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| | Setbacks | Buffers/Type |
|-------|----------|--------------|
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| East | 50ft | 10ft / "A" |
| South | 50ft | 10ft / "A" |
| West | 50ft | 50ft / "D" |

Adjacent to Single Family Residential

SETBACKS AND BUFFERS (I-2 Zoning District)



Proposed (PUD Standards)

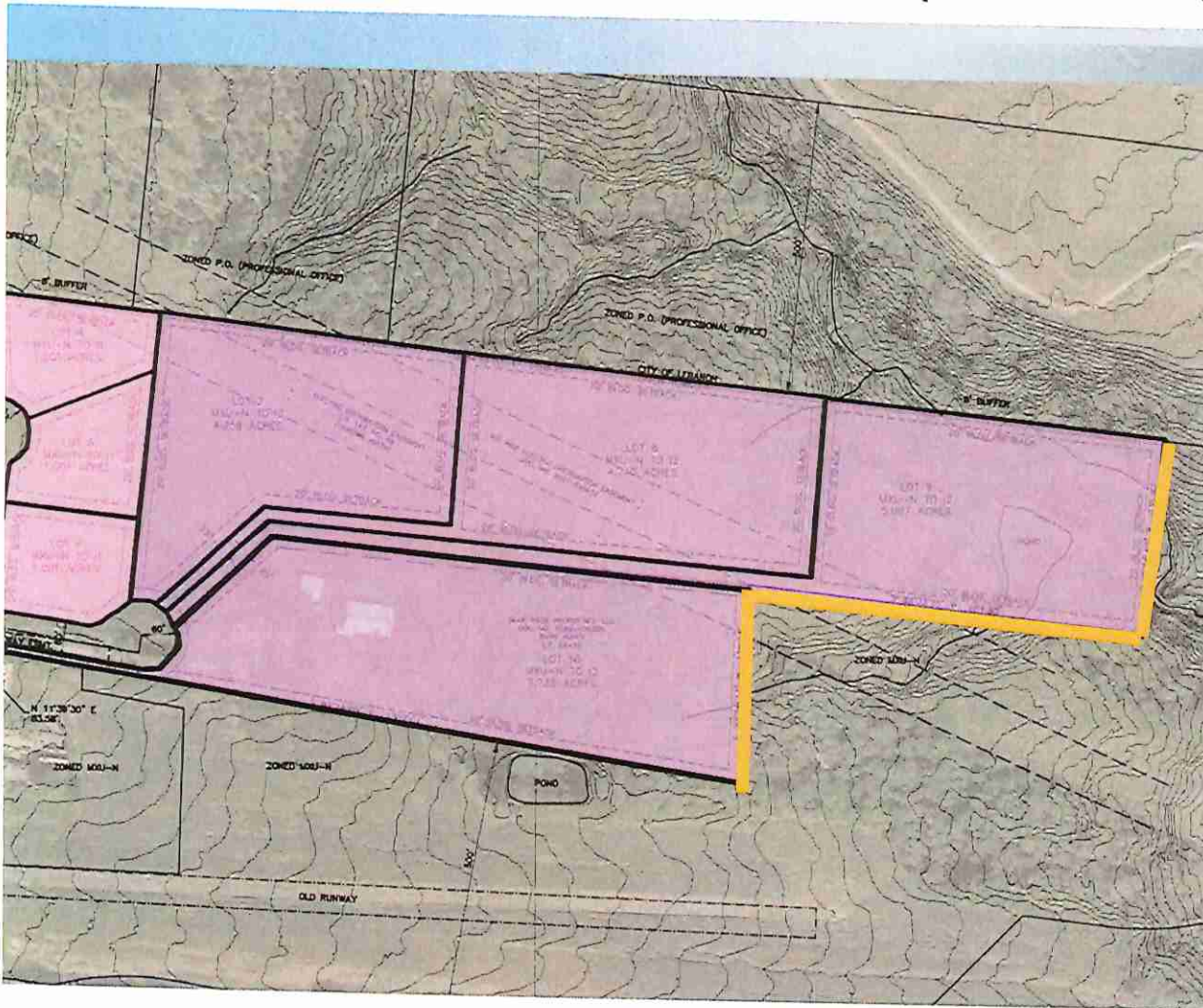
| | Setbacks | Buffers |
|-------|----------|---------|
| North | 20ft | 8ft |
| East | 20ft | 0ft |
| South | 20ft | 0ft |
| West | 20ft | 0ft |

Required (Rural Zoning Code Table 3.405.1)

| | Setbacks | Buffers/Type |
|-------|----------|--------------|
| North | 50ft | 30ft / "C" |
| East | 50ft | 10ft / "A" |
| South | 50ft | 10ft / "A" |
| West | 50ft | 10ft / "A" |

Adjacent to Office Use or District

SETBACKS AND BUFFERS (I-2 Zoning District)



Proposed (PUD Standards)

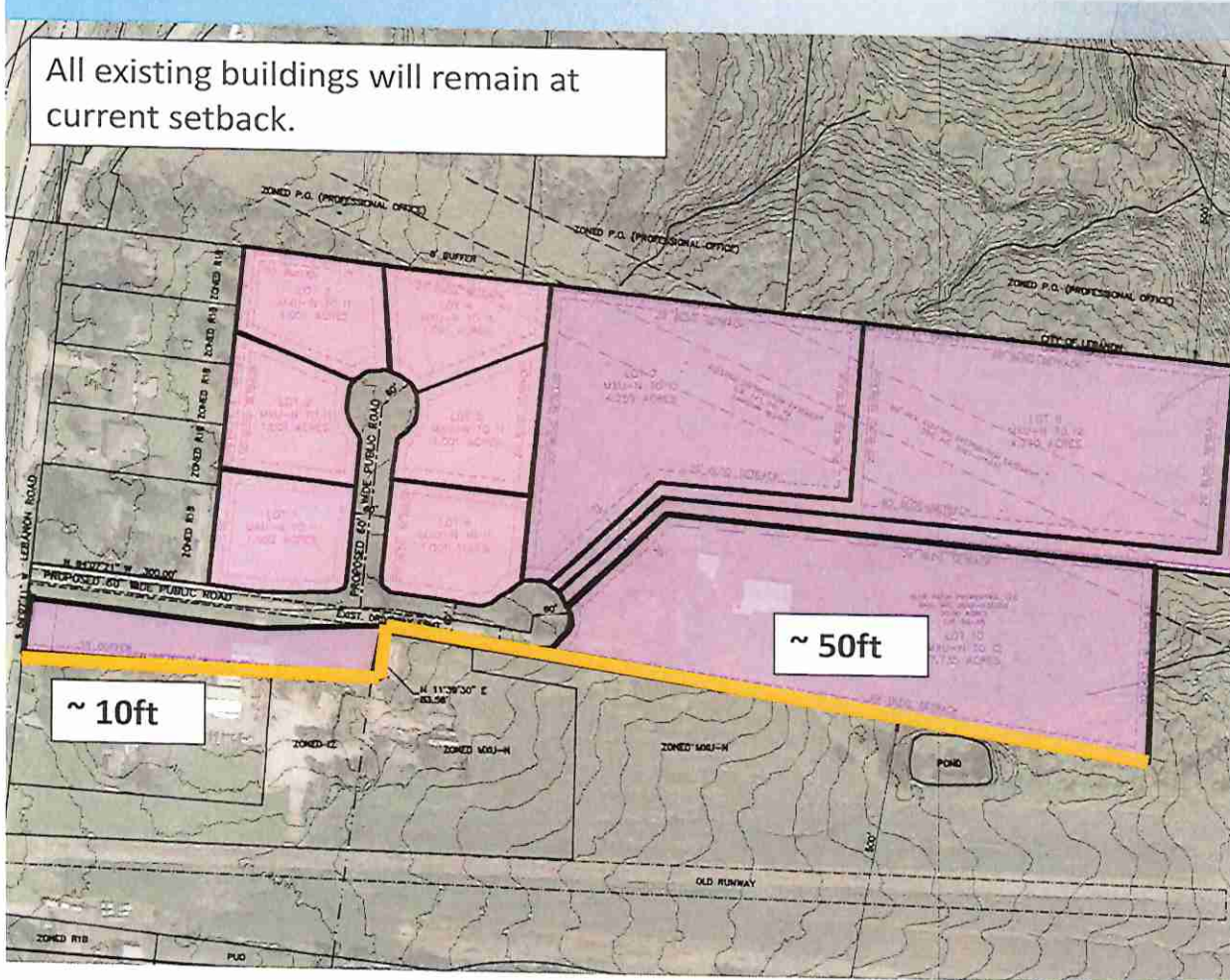
| | Setbacks | Buffers |
|-------|----------|---------|
| North | 20ft | 8ft |
| East | 20ft | 0ft |
| South | 20ft | 0ft |
| West | 20ft | 0ft |

Required (Rural Zoning Code Table 3.405.1)

| | Setbacks | Buffers/Type |
|-------|----------|--------------|
| North | 50ft | 30ft / "C" |
| East | 50ft | 10ft / "A" |
| South | 50ft | 10ft / "A" |
| West | 50ft | 10ft / "A" |

Adjacent to Vacant Land

SETBACKS AND BUFFERS (I-2 Zoning District)



Proposed (PUD Standards)

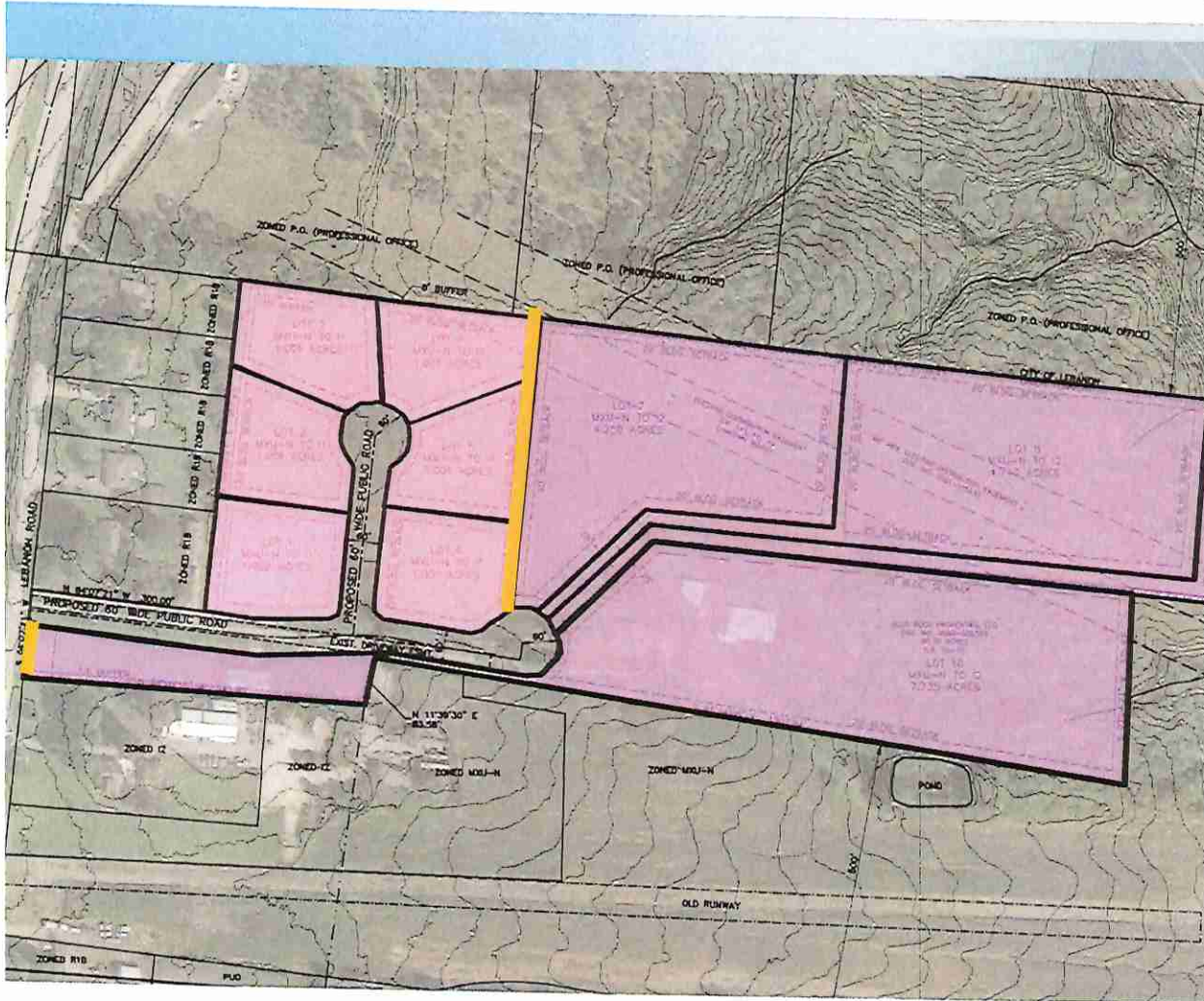
| | Setbacks | Buffers |
|-------|----------|---------|
| North | 20ft | 8ft |
| East | 20ft | 0ft |
| South | 20ft | 0ft |
| West | 20ft | 0ft |

Required (Rural Zoning Code Table 3.405.1)

| | Setbacks | Buffers/Type |
|-------|----------|--------------|
| North | 50ft | 30ft / "C" |
| East | 50ft | 10ft / "A" |
| South | 50ft | 10ft / "A" |
| West | 50ft | 10ft / "A" |

Adjacent to Industrial and Vacant Land

SETBACKS AND BUFFERS (I-2 Zoning District)



Proposed (PUD Standards)

| | Setbacks | Buffers |
|-------|----------|---------|
| North | 20ft | 8ft |
| East | 20ft | 0ft |
| South | 20ft | 0ft |
| West | 20ft | 0ft |

Required (Rural Zoning Code Table 3.405.1)

| | Setbacks | Buffers/Type |
|-------|----------|--------------|
| North | 50ft | 30ft / "C" |
| East | 50ft | 10ft / "A" |
| South | 50ft | 10ft / "A" |
| West | 50ft | 10ft / "A" |

Adjacent to Industrial and Vacant Land

Allowable Uses within I-2

Dark blue highlighted are prohibited in the PUD.

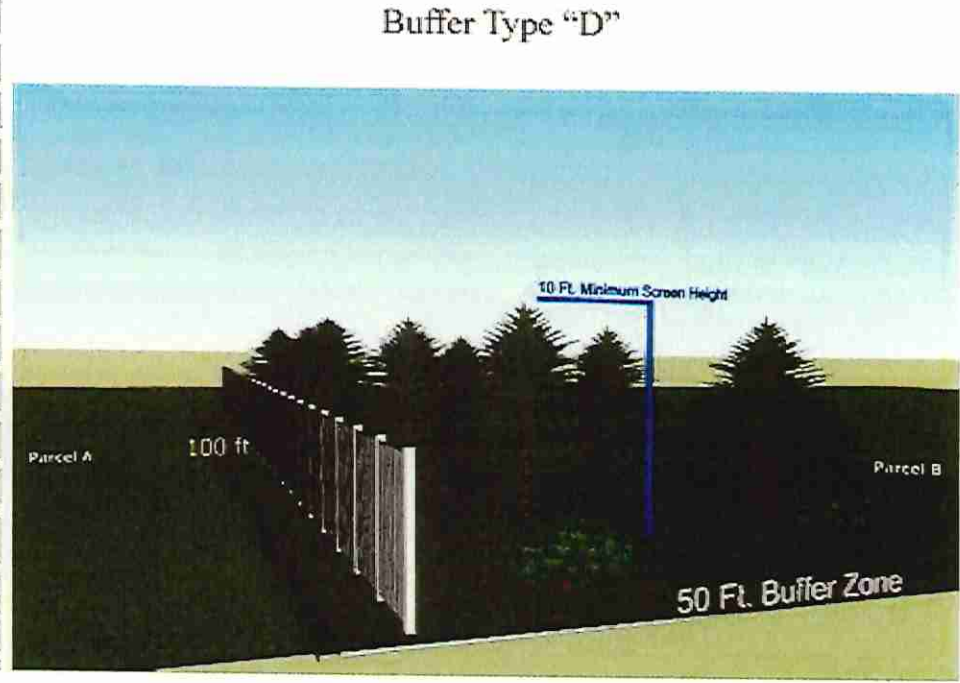
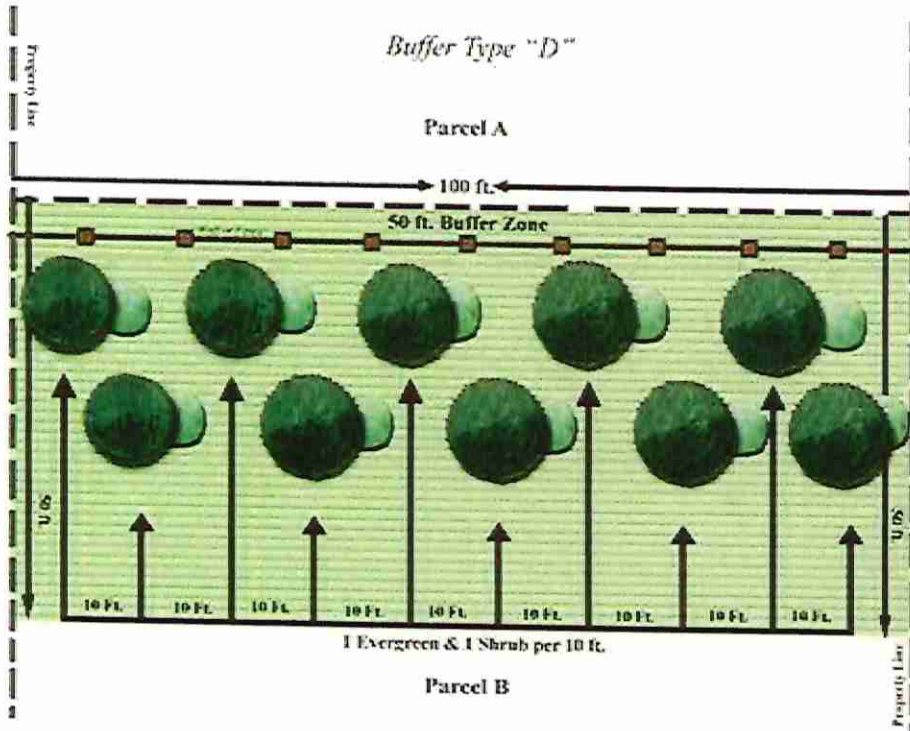
| | | | |
|---|---|---|--|
| <ul style="list-style-type: none"> ▪ Acid, Chemicals, Inflammable Liquids or Gases Manufacturing & Storage | <ul style="list-style-type: none"> ▪ Electrical Device or Component Manufacture or Assembly | <ul style="list-style-type: none"> ▪ Metal Casting, Cutting, Dyeing, Milling, Plating, Punching, Rolling, Stamping or Screw Making | <ul style="list-style-type: none"> ▪ Heating/AC/, Building Exterior Trim & Roofing Repair, Supply or Service Shop |
| <ul style="list-style-type: none"> ▪ Animal Rendering Fertilizer or Glue Manufacture | <ul style="list-style-type: none"> ▪ Explosives or Flammable Components Manufacture or Storage | <ul style="list-style-type: none"> ▪ Plastic & Rubber Products Manufacture | <ul style="list-style-type: none"> ▪ Slaughterhouse and Stockyards |
| <ul style="list-style-type: none"> ▪ Asphalt or Concrete Batch Plant or Products Manufacturing | <ul style="list-style-type: none"> ▪ Furniture Making, Wood Products & Upholstering | <ul style="list-style-type: none"> ▪ Pre-Made Parts & Materials Processing or Assembly | <ul style="list-style-type: none"> ▪ Container / POD Storage Facility |
| <ul style="list-style-type: none"> ▪ Bakery or Candy Making Facility | <ul style="list-style-type: none"> ▪ Heating /AC /Sheet Metal Manufacturing | <ul style="list-style-type: none"> ▪ Sheet Metal & Machine Shops | <ul style="list-style-type: none"> ▪ Enameling, Lacquering, or Japanning |
| <ul style="list-style-type: none"> ▪ Building Trusses Manufacture or Wood Milling Facility | <ul style="list-style-type: none"> ▪ Light Manufacturing | <ul style="list-style-type: none"> ▪ Signs, Lighting, Outdoor Advertising & Manufacturing | <ul style="list-style-type: none"> ▪ Industrial Printer |
| <ul style="list-style-type: none"> ▪ Ceramic, Glass or Similar Product Manufacture | <ul style="list-style-type: none"> ▪ Pharmaceuticals Manufacture | <ul style="list-style-type: none"> ▪ Welding Shop | <ul style="list-style-type: none"> ▪ Food Production, Processing or Packaging Plant |
| <ul style="list-style-type: none"> ▪ Cosmetics Manufacture | <ul style="list-style-type: none"> ▪ Music Instrument Novelty or Toy Manufacture | <ul style="list-style-type: none"> ▪ Creamery, Bottling, Ice Making or Cold Storage Plant | <ul style="list-style-type: none"> ▪ Mover Storage Facility |

Allowable Uses within I-2

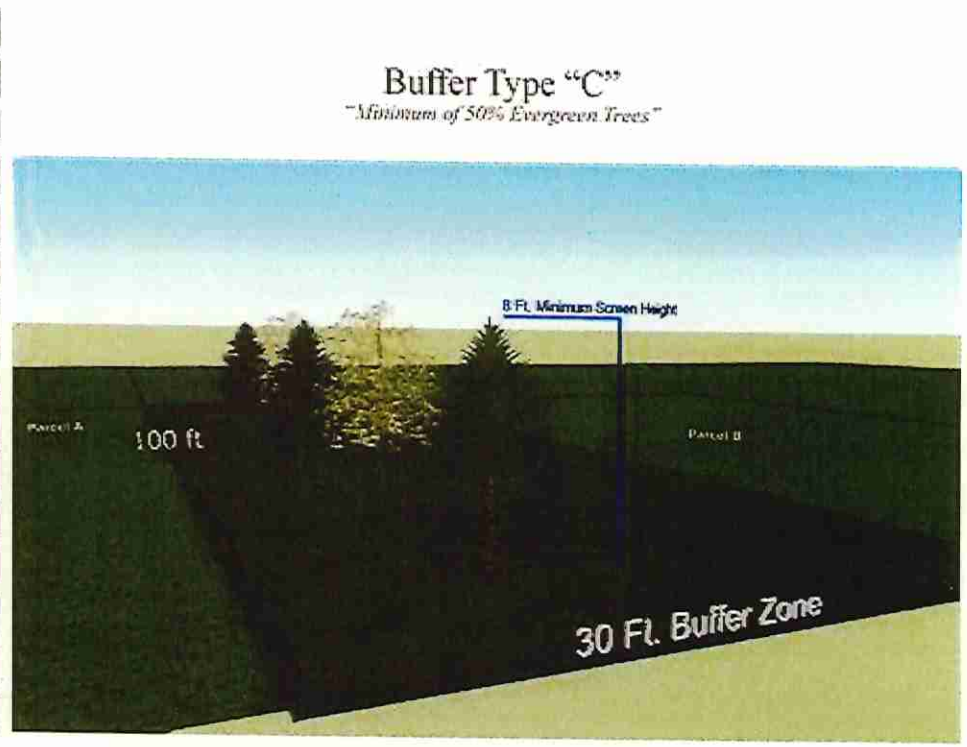
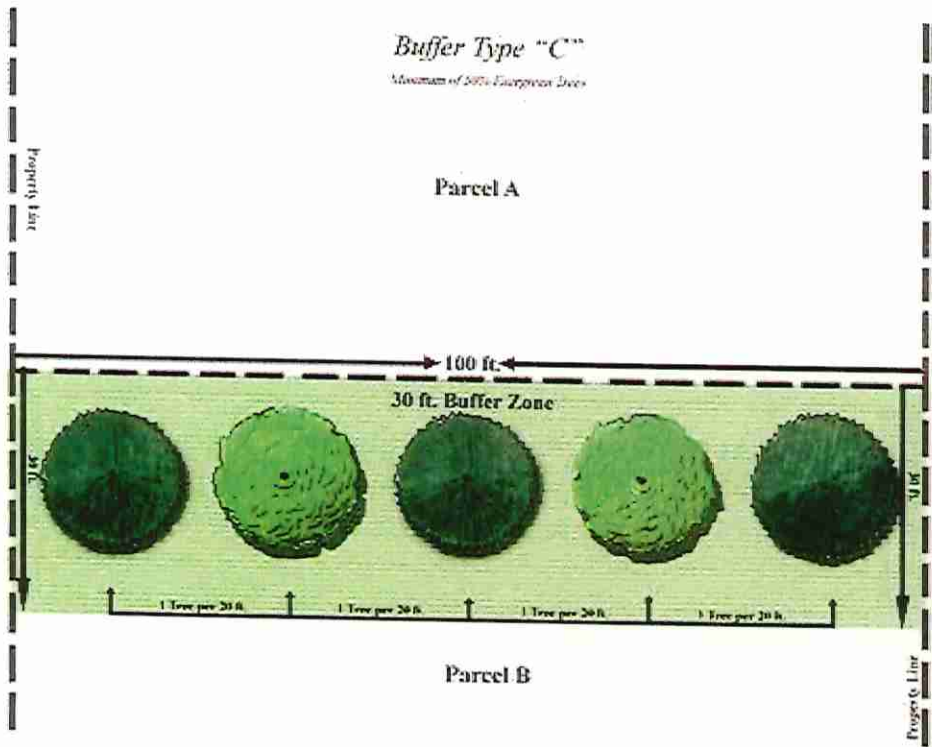
Dark blue highlighted are prohibited in the PUD.

| | | | | | |
|---|--|--|--|--|--------------------------------|
| ▪ Paint Mixing or Spraying Facility | ▪ Automobile Fueling Station | ▪ Race Tracks | ▪ Recreational Facility – Indoor | ▪ Retail SmallScale/Light Manufacturing | ▪ Energy Recycling Plant |
| ▪ Petroleum or Related Products Refining or Distributer Depot | ▪ Automobile General Repair | ▪ Sexually Oriented Businesses | ▪ Recreational Facility – Outdoor Active | ▪ Administrative, Business and Professional Offices | ▪ Motor Vehicle Impound Lot |
| ▪ Research and Development, | ▪ Automobile Oil Change, Lube, Light Service | ▪ Shooting Range | ▪ Recreational Facility – Outdoor Passive | ▪ Office with Warehousing | ▪ Recycling and Salvage Center |
| ▪ Truck Terminals and Distribution Facilities | ▪ Automobile Sales | ▪ Animal Hospital or Veterinary Clinic | ▪ Self-Storage Facility | ▪ Radio, TV or Other Broadcast Studio | |
| ▪ Warehousing/ Depot | ▪ Automobile Washing Facility | ▪ Commercial Service Provision | ▪ Convenience MartCarry-Out Store | ▪ Recording Studio | |
| ▪ Welding Shop | ▪ Truck Stop | ▪ Day Care Center | ▪ Farm Machinery and Small Engine Sales, Rentals & Repairs | ▪ Automobile Body Repair Shop | |
| ▪ Class IV Composting Facility | ▪ Casino | ▪ Landscaping Service | ▪ Wholesale Business | ▪ Construction and Demolition Debris Disposal Facility | |

| PROPOSED USE | ADJACENT TO | | | | |
|-----------------------------|---|--|------------------------|-------------------------------------|----------------------------|
| | Single-Family or Two-Family Residential District, Recorded Subdivision or lot used for single family residential purposes | Multi-Family Residential Use or District | Office Use or District | Commercial/Business Use or District | Industrial Use or District |
| Single-Family or Two-Family | None | None | None | None | None |
| Multi-Family | Buffer "C" | None | None | None | None |
| Commercial /Business | Buffer "D" | Buffer "C" | Buffer "A" | Buffer "A" | Buffer "B" |
| Office | Buffer "D" | Buffer "B" | Buffer "A" | Buffer "A" | Buffer "C" |
| Industrial | Buffer "D" | Buffer "D" | Buffer "C" | Buffer "B" | Buffer "A" |



| | | | |
|---------|---------|-------------|---|
| "D" [2] | 50 Feet | 10 feet [3] | 1 evergreen, 1 deciduous tree and 1 shrub per 10 lineal feet along the residential side of the wall or fence as required in Notes [3] and [4] |
|---------|---------|-------------|---|



| | | | |
|-----|---------|--------|---|
| "C" | 30 Feet | 8 feet | 1 tree per 20 lineal feet with a minimum of 50% evergreen trees as required in Note [4] |
|-----|---------|--------|---|

Warren County Zoning

MIXED-USE NEIGHBORHOOD (MXU-N) DEVELOPMENT STANDARDS

Min. Lot Size: 0.25 acre

Minimum Setbacks

- Front: 35 feet
- Rear: 15 Feet
- Side: 10 Feet

Maximum Height: 35 Feet

Minimum Open Space: 12%

Minimum Size of Dwelling: 1,200 sq. Ft.

DEVELOPMENT POTENTIAL

Gross Parcel Size: 30 acres

Minimum Lot Size: 0.25 acres

Roadways & Infrastructure: ≈ 4.5 acres

Electric Distribution Easement: ≈ 4.09 acres

Possible Number of Residential Lots: ≈ 85

Section 411: Industrial Subdivision Streets – Subdivision Regulations

Streets serving industrial developments and accessory parking areas shall be planned to serve industrial areas exclusively and shall connect with collector or arterial streets so that no traffic from an industrial area will be directed into any residential streets. Driveways serving industrial developments and accessory parking areas shall connect with collector streets only. The intersections of driveways shall be offset from other driveways or street intersections by a minimum of 660 feet on collector streets. If constraints exist on the property due to size, sight distance or other factors; the Regional Planning Commission shall determine driveway intersections at the time of preliminary plat review. The Regional Planning shall approve the location of curb cuts for industrial driveways. The Regional Planning Commission may require marginal access streets to provide maximum safety and convenience.

The applicant is requesting an exemption from this Subdivision Regulation standard within the submitted PUD Standards.

Staff Summary

| | |
|---------------------------|---|
| Location | 2300 Lebanon Road, Union Township. |
| Parking | Meets the specifications as submitted in the PUD Standards and Warren County Zoning Code. |
| Landscaping | Landscaping PUD Standards fall short of the zoning code requirements. Zoning Staff recommends landscaping comply around all residential lots per the Warren County Zoning Code. |
| Signage | The sign height, setback and square feet have not been submitted but PUD Standards state it will comply and will be approved under a separate permit. |
| Lighting | Lighting has not been submitted and the PUD standards do not reference any proposed. Maximum pole height 25'. |
| Service Structures | Required construction to match existing buildings and landscape buffering installed around each service structure. None are shown on existing plan. |

Warren County Small Business Incubator

Proposal By: **Blue Rock Properties**

Presenter: **Tyler Holden**

Personal Introduction:

- Kate & Tyler Holden Sole Owners KT Holden Construction and Blue Rock Properties
- Residents of Wayne Twp. Involved in the community
- KT Holden Construction: Premier Sponsor of the 2023 and 2024 Warren County Fair
- KT Holden Construction's Story
 - Certified ODOT DBE, WBE, Federal WOSB, OHIO EDGE
 - 3 Employees to 50 in 3 years
 - 1 of only 2 Heavy Civil Contractors based in Warren County that regularly bid Warren County public infrastructure projects. Road, Bridges, Utilities
- Discovered the demand for property from our own experience



Blue Rock Properties

Small Business Incubator

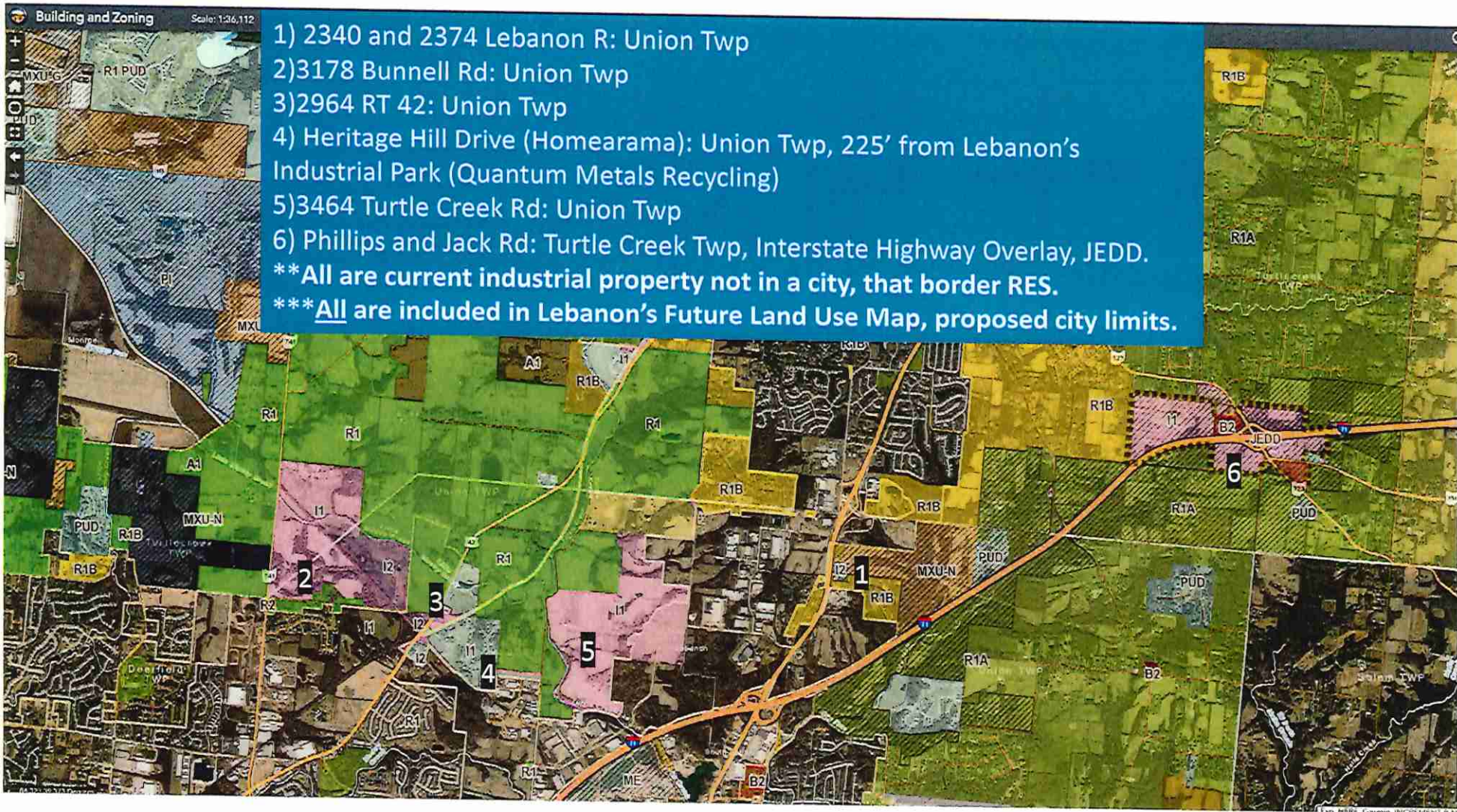
- Fulfilling a need for a high demand small-scale industrial market. Not focused on one technology, product or service. Flexibility for any type of small business within our PUD standards.
- We provide appropriately zoned and sized business property that is financially obtainable for small businesses, typically in their first 3-10 years in business. Affordable standards so small businesses can afford to grow.
- Kate and Tyler would provide them with mentor/guidance to help them gain access to funding and low-interest loans. Maintain ownership or property and management of any potential occupants.
- Help to grow the small business community in Warren County. Incubate, Grow and Expand small businesses in Warren County. Provide a stepping stone to Lebanon, Mason, Springboro, etc. industrial parks.
- 2300 Lebanon Rd is a Great Location. Anticipated local area growth, Adjacent highway access, nearby industrial parks, nearby housing for workers and owners. Short commute to Cincinnati/Columbus.

Existing Property Details:

- (2) Separately owned, existing I2 adjoining neighboring properties
- Recorded easement serving the I2 property
- **Under an Interstate Overlay District:** Interstate Overlay District (a floating zone), applied to areas of the County appropriate for employment centers, and industrial and commercial development
- 1 mile from I-71/By-Pass 48 Interchange (Increased capacity @ design stage, ODOT)
- Adjacent to Lebanon Sanitary Landfill, proposed commercial/office parcels
- 180' Power line easement, between the Lebanon office parcels and the proposed lots
- Low visibility from SR 48
- (5) Residential Properties adjoining to the west

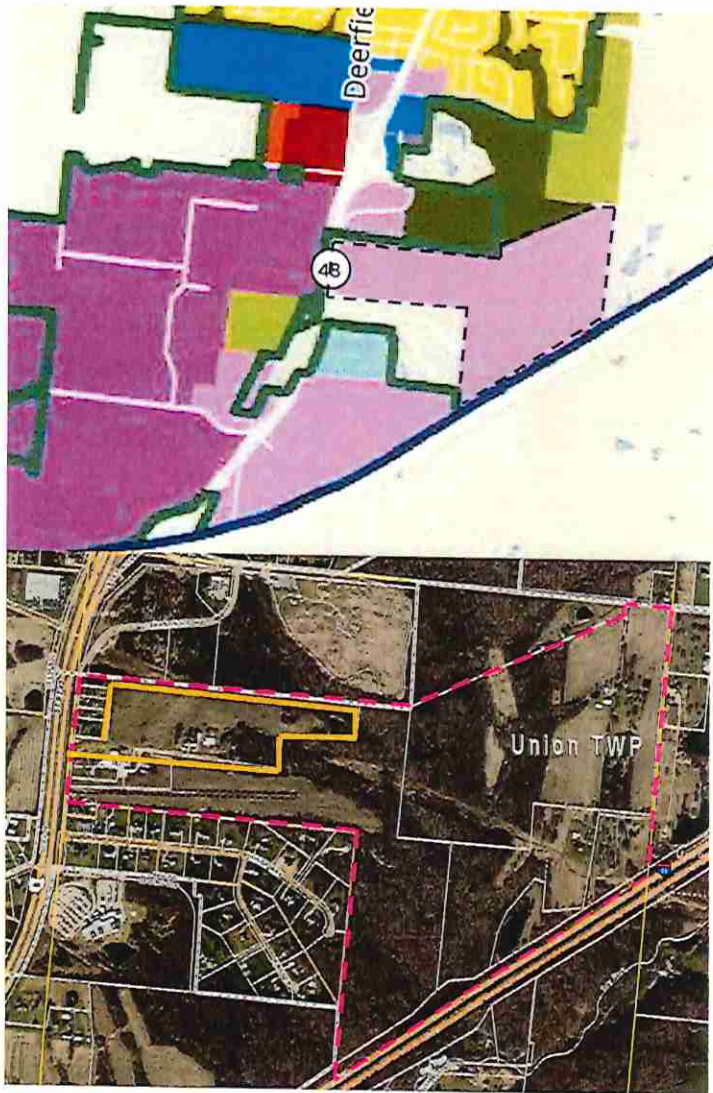


Current Similar Conditions





City of Lebanon's Future Use Plan as of 2021



INNOVATION DISTRICT

The Innovation District is a mixed-use, mixed-employment development zone that integrates with the surrounding community and supports a wide-range of businesses. These zones focus on emerging industries with "front of house" needs (offices, showrooms, etc.) and "back-of-house" operations (production, warehousing, etc.). The districts fully integrate supportive amenities and complementary uses. There is a strong emphasis on landscaping, building materials, and attractive design so as growth occurs, it blends with the surrounding character of the community. There are multiple locations across Lebanon where the concept could be deployed. These scale based on the site, proximity to the downtown or residential neighborhoods, and other considerations.

INTENT

- Provide flexible space to support a variety of low-impact but high-value industrial activities.
- Encourage the transition of existing industrial uses near residential areas to lower intensity use that are less likely to create negative neighborhood impacts.
- Provide buffering through landscaping and building placement where Innovation Districts are adjacent to residential areas.
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites.

PRIMARY USES

- Light industrial
- Warehousing/Distribution
- Commercial/Retail
- Office

SECONDARY USES

- Civic / Institutional
- Parks and Open Space

Example Pattern



Example Character



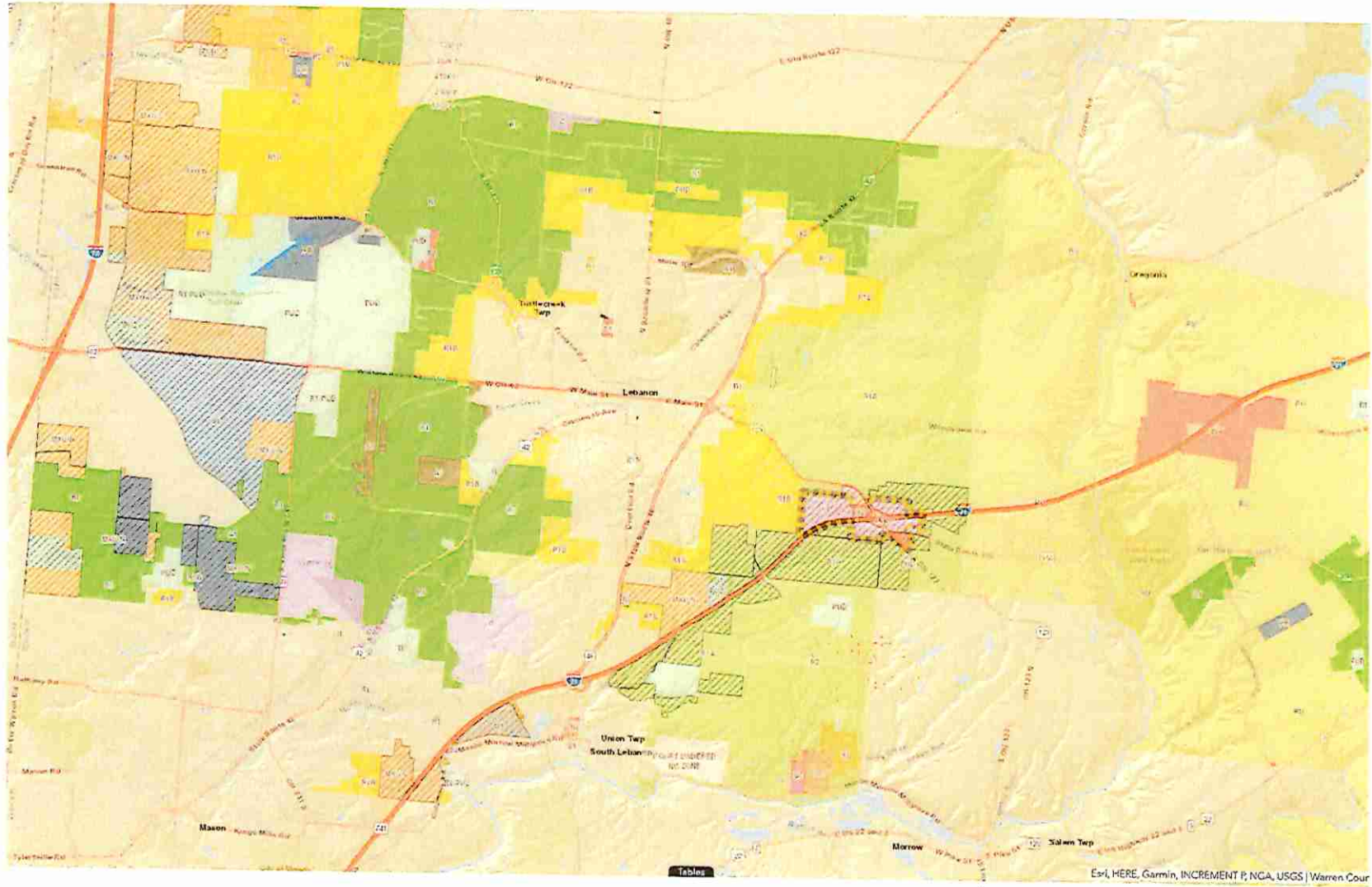
Thank You.

Any Questions?

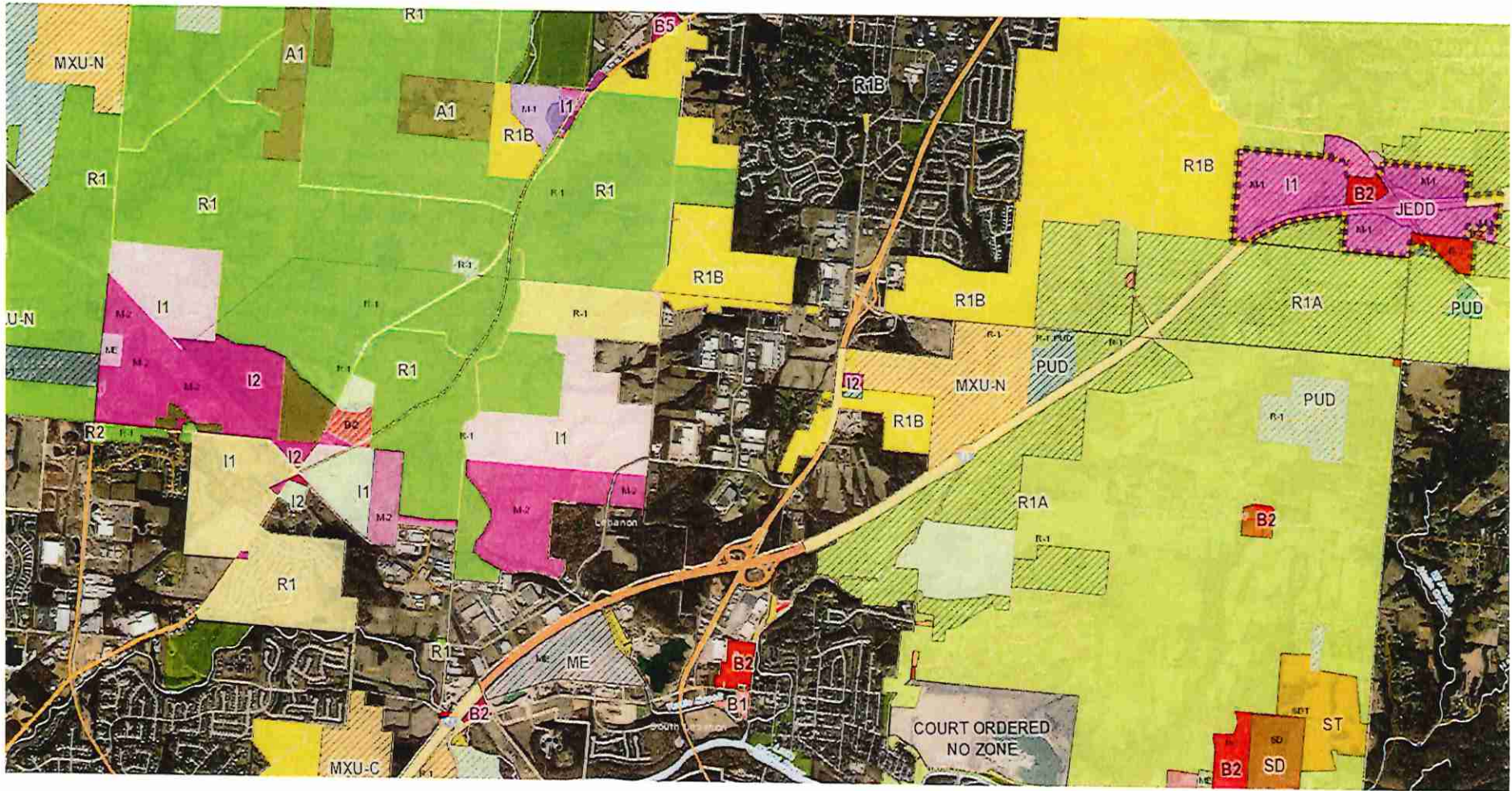
Addressing the 9 decision-making determination considerations:

- a) Proposed amendment consistent with purpose/intent of zoning code?
Yes, falls under the Interstate Highway Overlay applied to the property..PUD addresses changes in the code.
- b) Deviation from the suggestions of the WC Comprehensive Plan?
Yes, but the plan is very similar in nature and intent as compared to the Lebanon Future Use Planned "Innovation District".
- c) Is amendment justified due to changes in conditions of surrounding area since the time when the property zoning was established?
Yes, all the future planning and growth for the area is heading toward light industrial. The current demand is for small business and industrial. The proximity to the growing interstate interchange will continue the progression away from residential.
- d) Is proposed zoning compatible with present zoning, nearby uses & character of surrounding area?
Yes, (2) I2 zoned parcels adjacent and 1 of which a similar PUD was approved on 1/23/24.
- e) Is site suitable for the uses to which it has been restricted OR does current zoning deprive the site of all economically viable uses?
Yes, current zoning restricts the site of its full potential and the REAL market demand for affordable industrial space.
- f) How long has the property remained vacant as zoned? Is it zoned differently from adjacent properties?
Property use has remained the same since the 1950's. Zoned similar to adjacent properties.
- g) Are there available sites elsewhere in the County that are already zoned for the proposed use?
Similar I1 and I2 properties near residential, but none of which are available for a Small Business Incubator. Current owners of I1 and I2 in the area are NOT proposing a similar concept.
- h) Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve the proposal? Yes, Once Zoning is Approved by WCC, South Lebanon has left the option open to explore options to service this property along with other Union Twp properties. Lebanon also has water/sewer available if City Council decides to provide utilities. Gas/Electric are available through Duke Energy.
- i) Will approval of this amendment result in existing land uses, parcels, or structures becoming non-conforming or in conflict with any provision, restriction or requirement of this code? No

Interstate Highway Overlay Areas

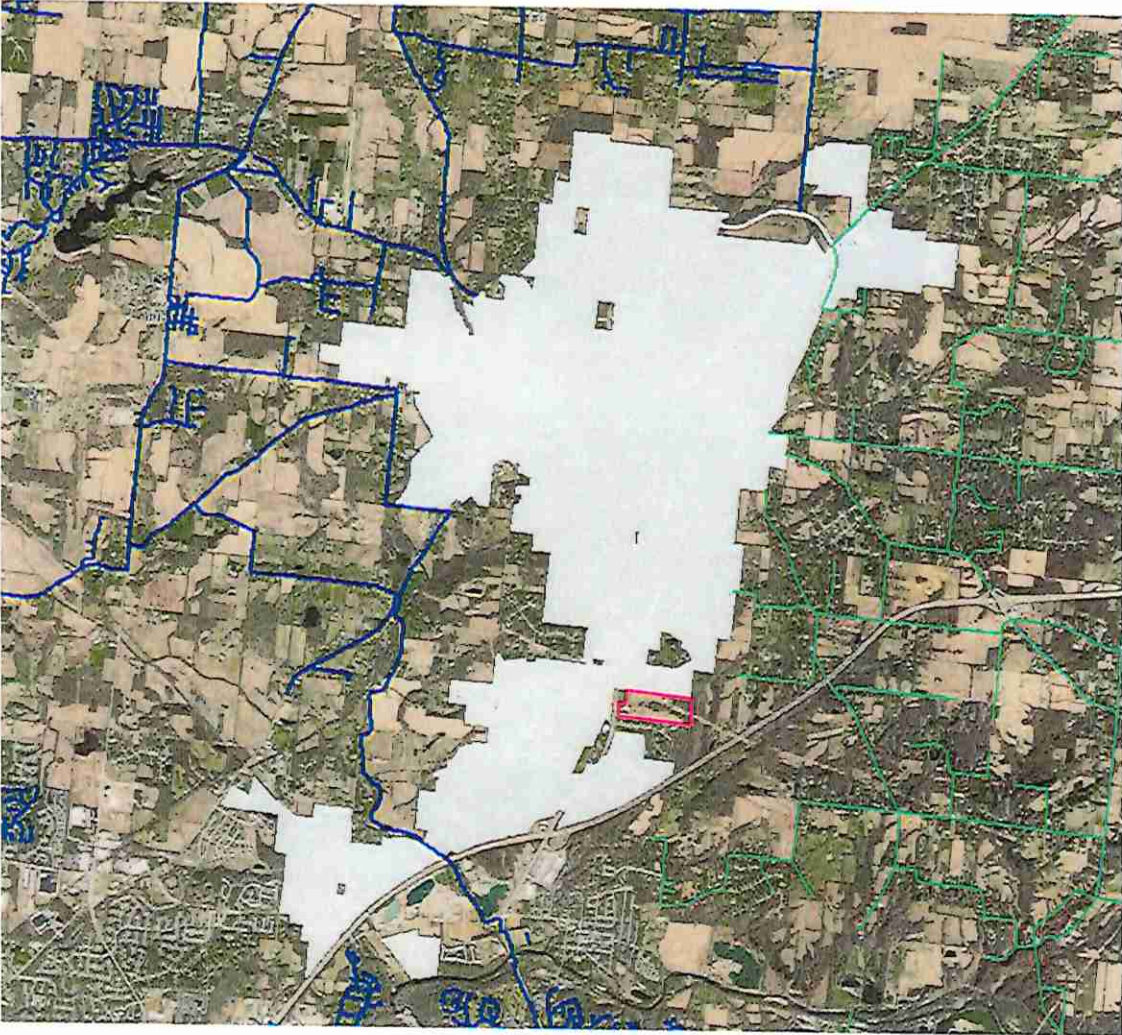


Existing conditions



Water district boundary map

Blue: Warren Co. Water
Green: Western Water
Grey: City of Lebanon Water



Warren County Small Business Incubator

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Small Business Incubator

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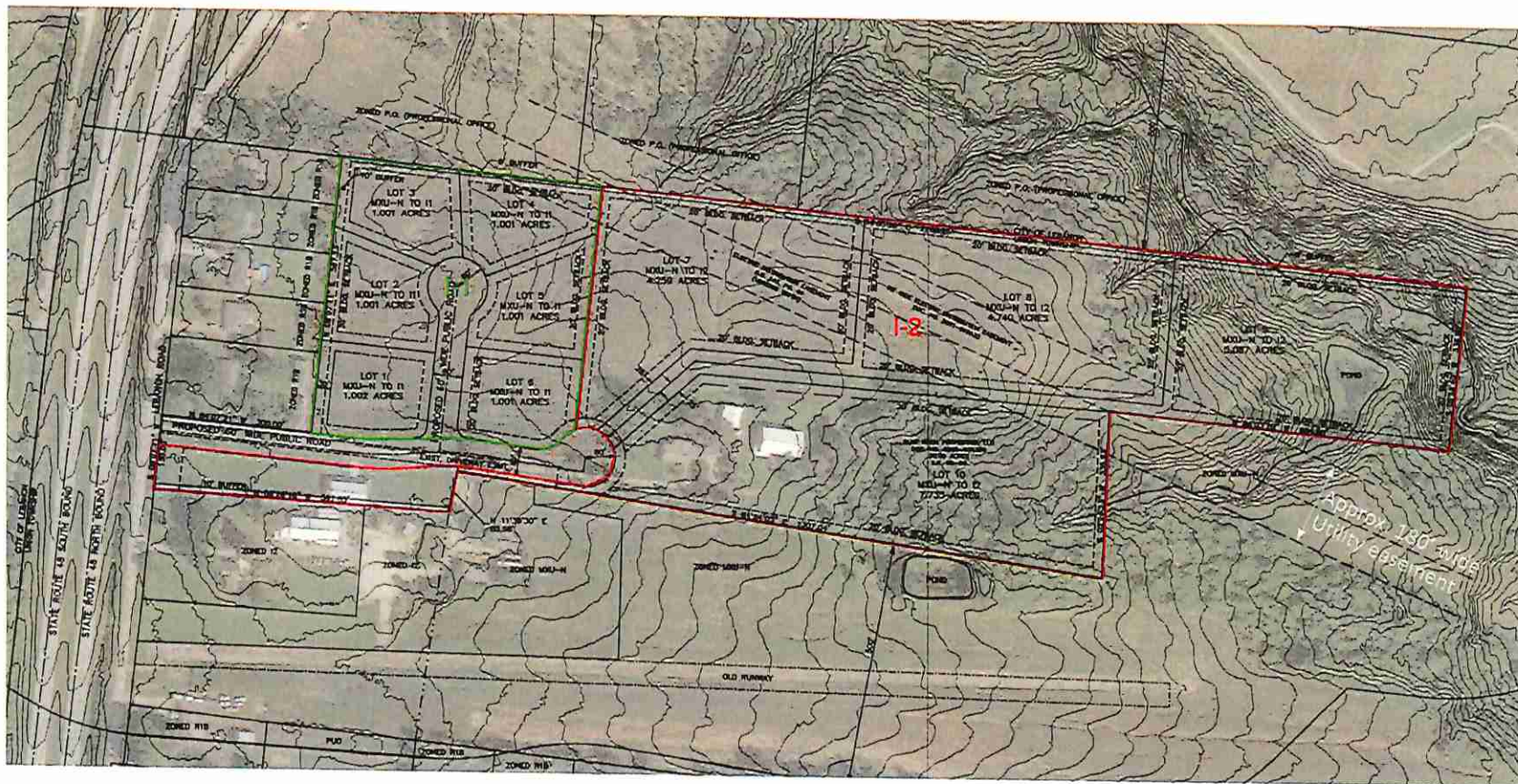
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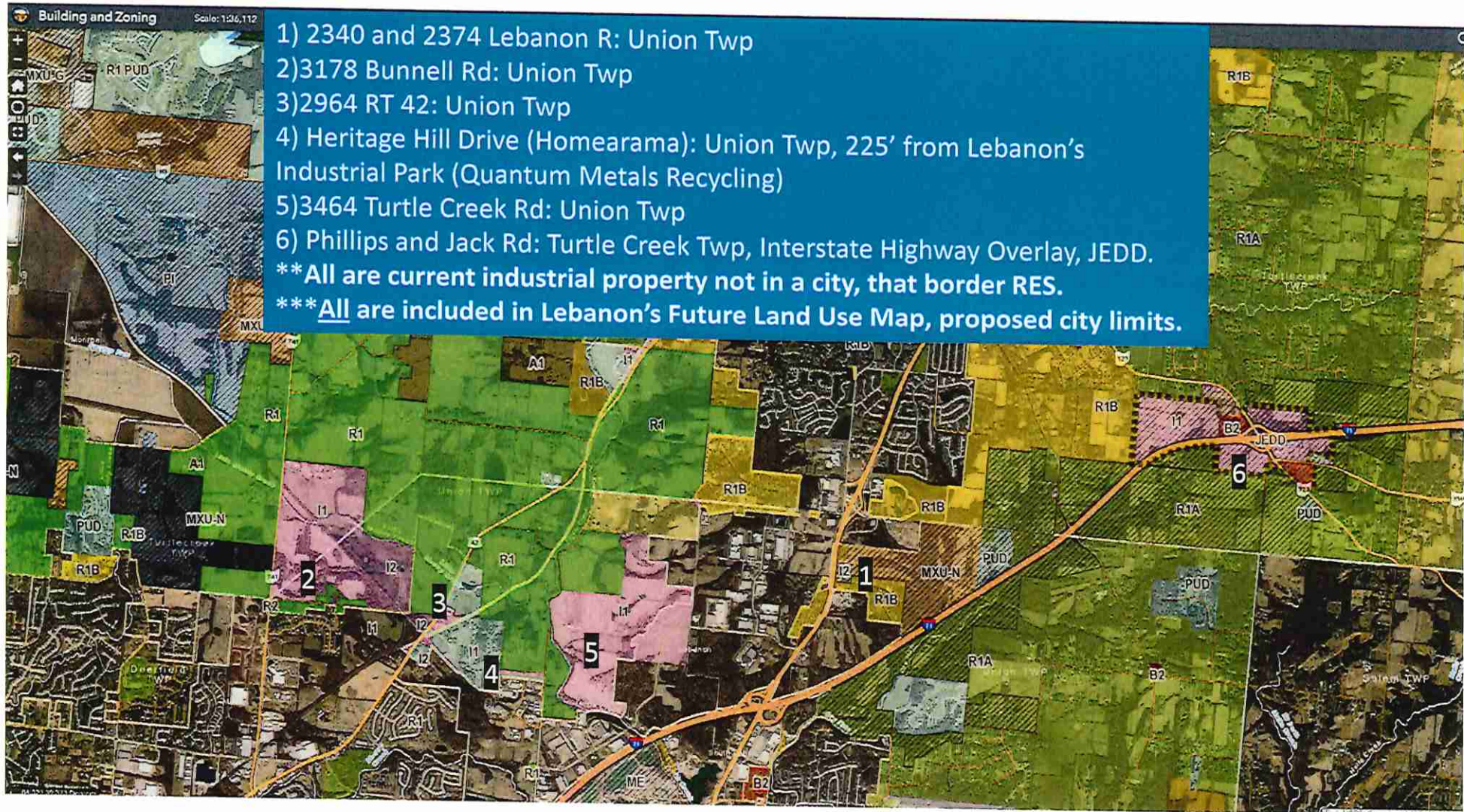


Proposal details:

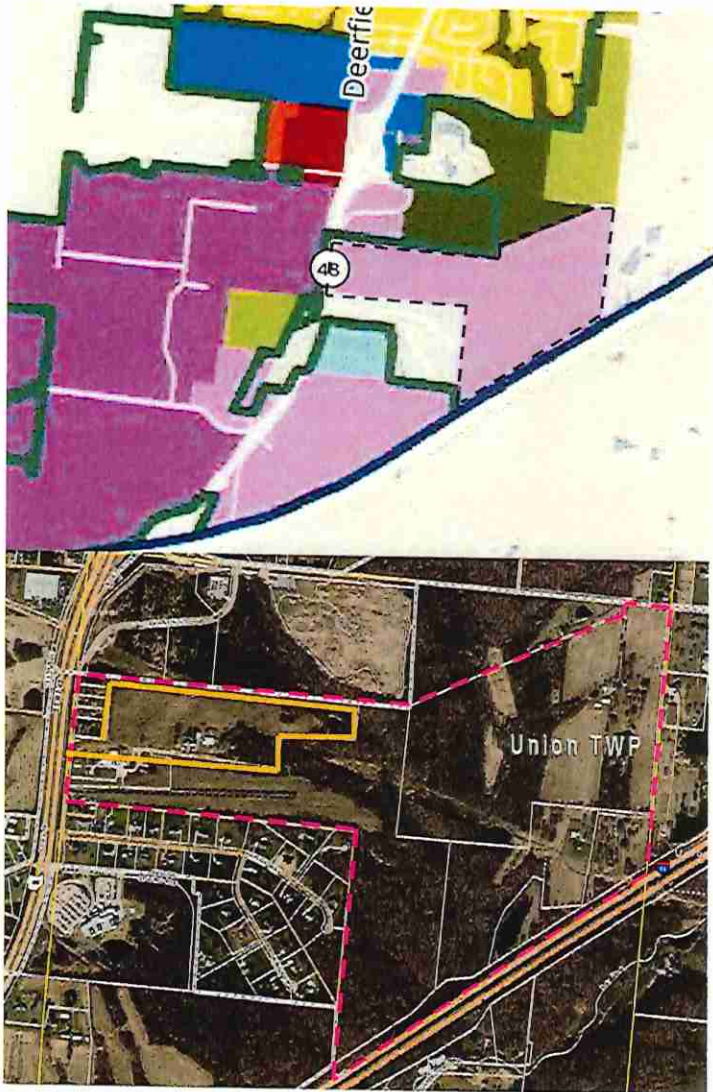
- Zoning & Layout (lots, offsets, etc.)



Current Similar Conditions



City of Lebanon's Future Use Plan as of 2021



INNOVATION DISTRICT

The Innovation District is a mixed-use, mixed-employment development zone that integrates with the surrounding community and supports a wide-range of businesses. These zones focus on emerging industries with “front of house” needs (offices, showrooms, etc.) and “back-of-house” operations (production, warehousing, etc.). The districts fully integrate supportive amenities and complementary uses. There is a strong emphasis on landscaping, building materials, and attractive design so as growth occurs, it blends with the surrounding character of the community. There are multiple locations across Lebanon where the concept could be deployed. These scale based on the site, proximity to the downtown or residential neighborhoods, and other considerations.

INTENT

- Provide flexible space to support a variety of low-impact but high-value industrial activities.
- Encourage the transition of existing industrial uses near residential areas to lower intensity use that are less likely to create negative neighborhood impacts.
- Provide buffering through landscaping and building placement where Innovation Districts are adjacent to residential areas.
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites.

PRIMARY USES

- Light industrial
- Warehousing/Distribution
- Commercial/Retail
- Office

SECONDARY USES

- Civic / Institutional
- Parks and Open Space

Example Pattern



Example Character



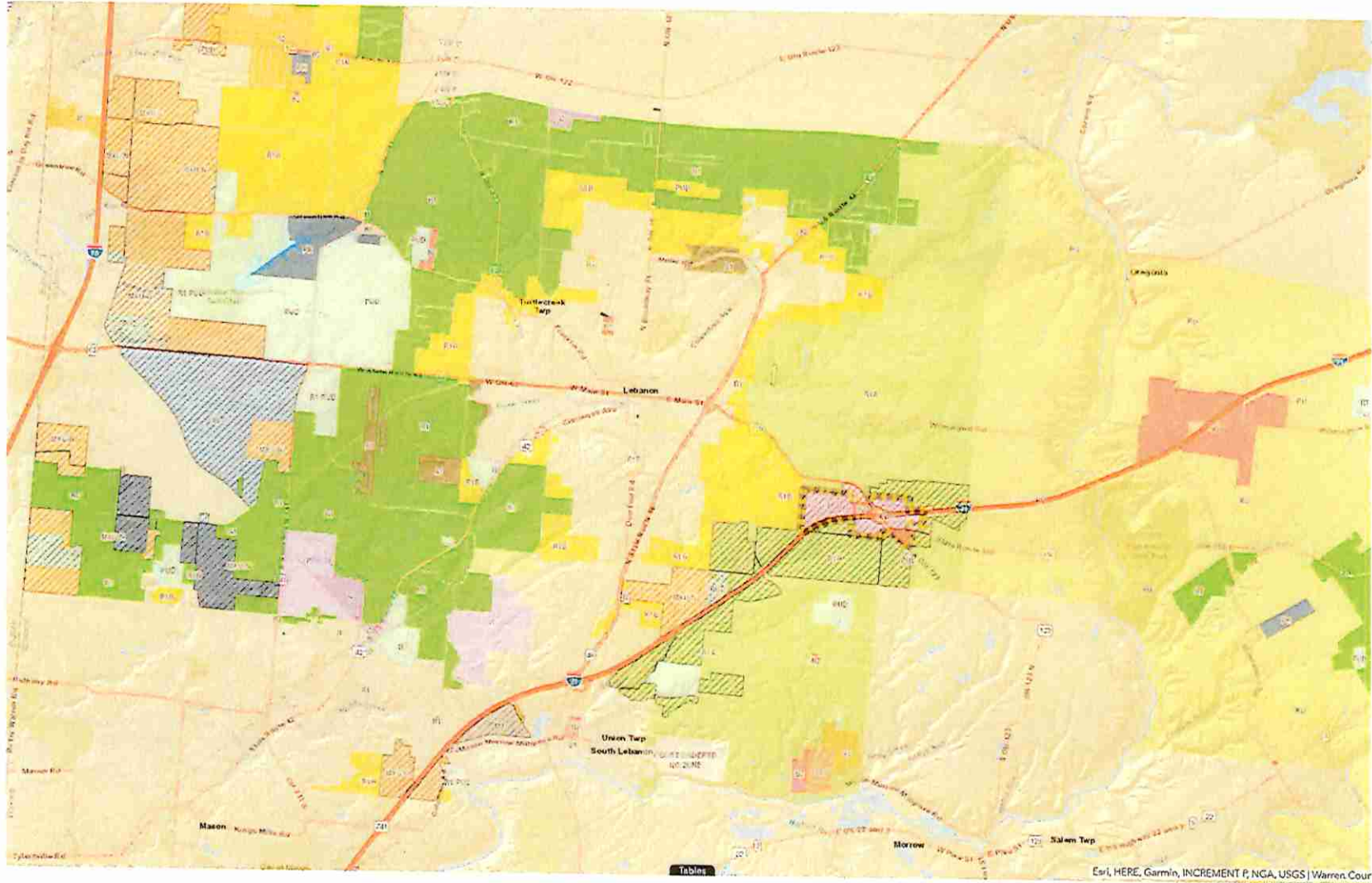
Thank You.

Any Questions?

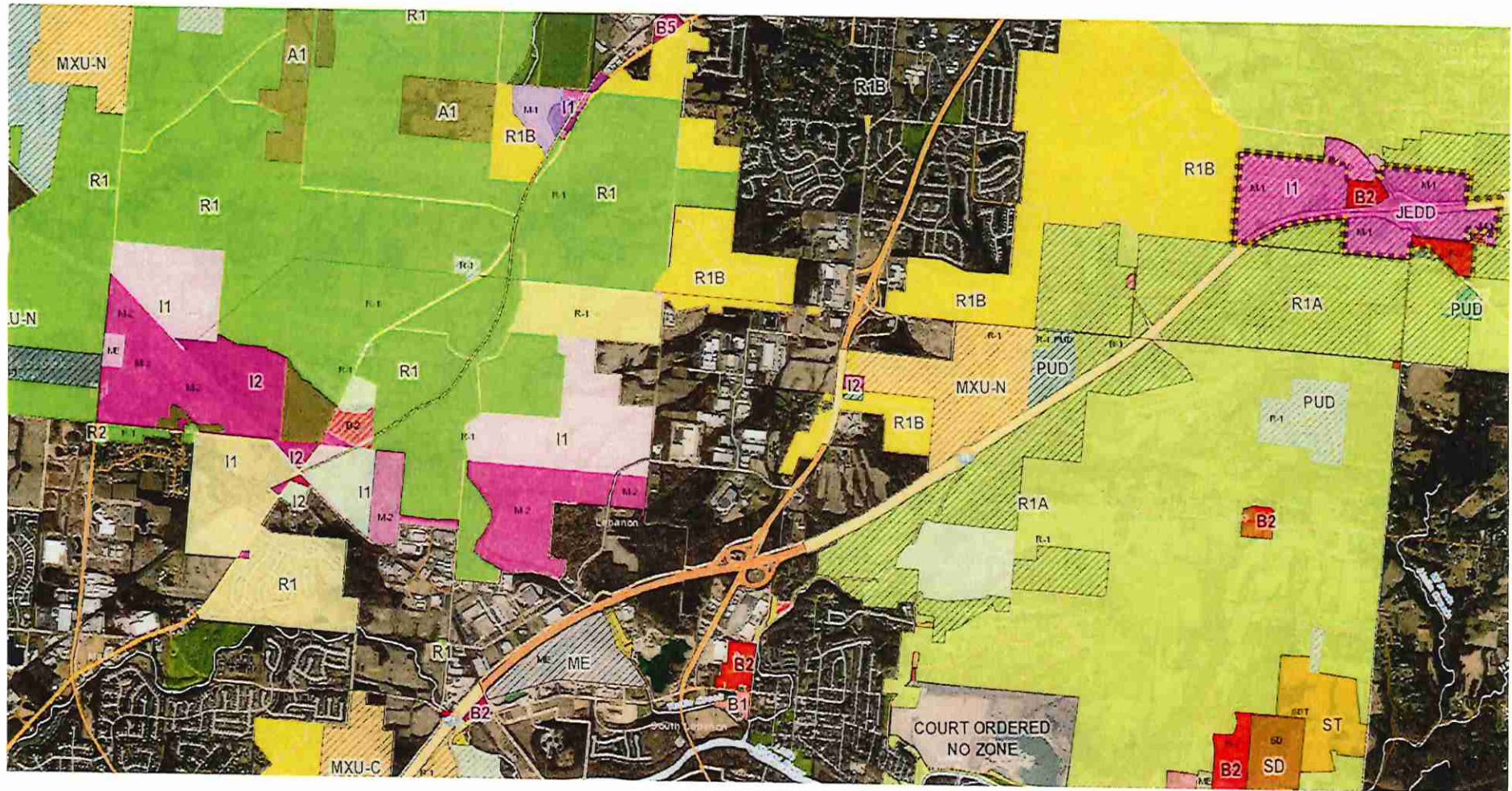
Addressing the 9 decision-making determination considerations:

- a) Proposed amendment consistent with purpose/intent of zoning code?
Yes, falls under the Interstate Highway Overlay applied to the property. PUD addresses changes in the code.
- b) Deviation from the suggestions of the WC Comprehensive Plan?
Yes, but the plan is very similar in nature and intent as compared to the Lebanon Future Use Planned "Innovation District".
- c) Is amendment justified due to changes in conditions of surrounding area since the time when the property zoning was established?
Yes, all the future planning and growth for the area is heading toward light industrial. The current demand is for small business and industrial. The proximity to the growing interstate interchange will continue the progression away from residential.
- d) Is proposed zoning compatible with present zoning, nearby uses & character of surrounding area?
Yes, (2) I2 zoned parcels adjacent and 1 of which a similar PUD was approved on 1/23/24.
- e) Is site suitable for the uses to which it has been restricted OR does current zoning deprive the site of all economically viable uses?
Yes, current zoning restricts the site of its full potential and the REAL market demand for affordable industrial space.
- f) How long has the property remained vacant as zoned? Is it zoned differently from adjacent properties?
Property use has remained the same since the 1950's. Zoned similar to adjacent properties.
- g) Are there available sites elsewhere in the County that are already zoned for the proposed use?
Similar I1 and I2 properties near residential, but none of which are available for a Small Business Incubator. Current owners of I1 and I2 in the area are NOT proposing a similar concept.
- h) Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve the proposal? Yes, Once Zoning is Approved by WCC, South Lebanon has left the option open to explore options to service this property along with other Union Twp properties. Lebanon also has water/sewer available if City Council decides to provide utilities. Gas/Electric are available through Duke Energy.
- i) Will approval of this amendment result in existing land uses, parcels, or structures becoming non-conforming or in conflict with any provision, restriction or requirement of this code? No

Interstate Highway Overlay Areas



Existing conditions

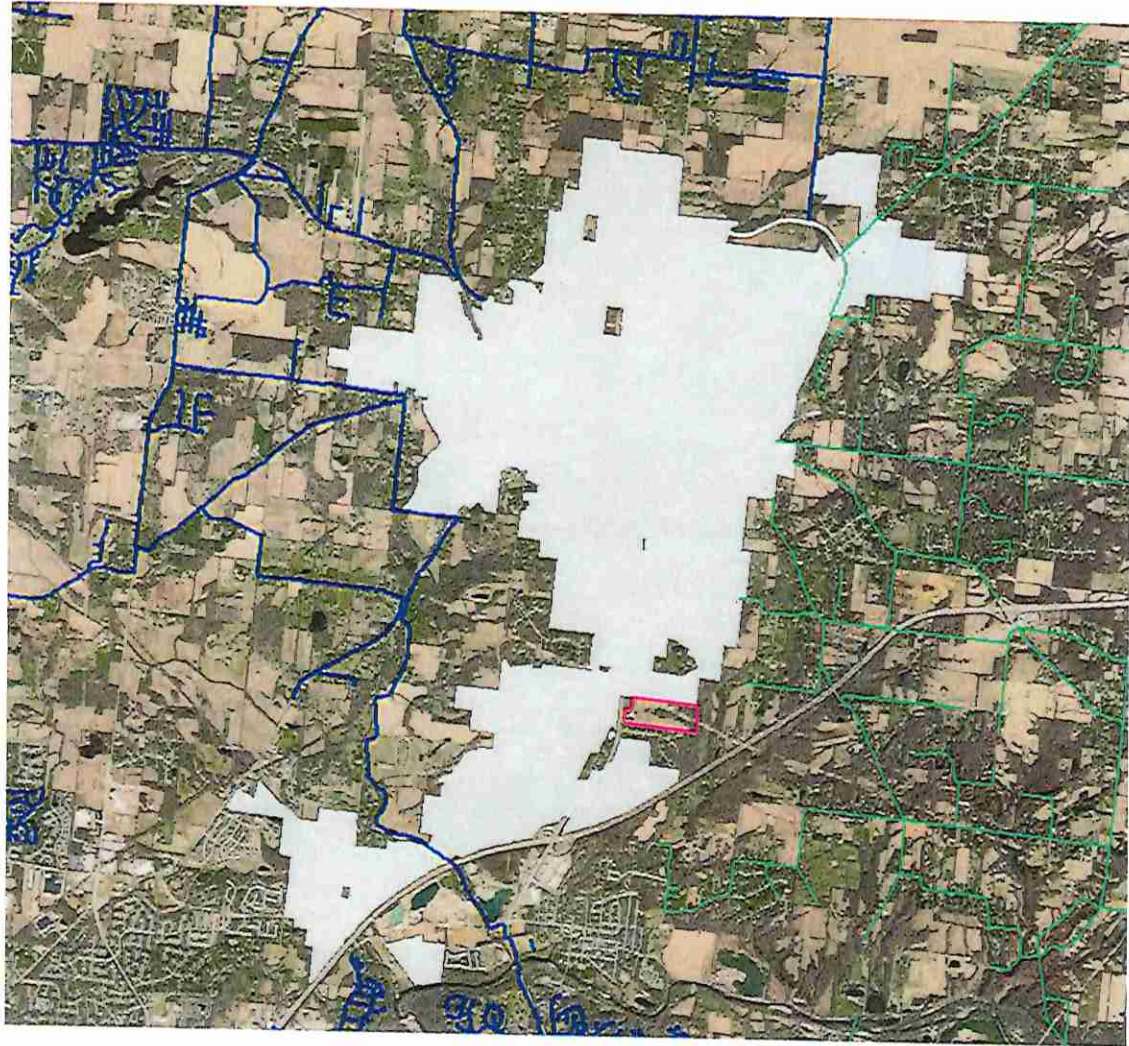


Water district boundary map

Blue: Warren Co. Water

Green: Western Water

Grey: City of Lebanon Water





**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Kathryn Gilbert DEPARTMENT: Water & Sewer

*POSITION: Staff Engineer DATE: 1/26/2024

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:

Attend the American Water Association's Annual Conference & Expo to obtain continuing education credits for professional engineering license renewal.

LOCATION:

Anaheim Convention Center: 800 W Katella Ave, Anaheim, CA

DATE(S): 6/11/2024 - 6/13/2024

TYPE OF TRAVEL: (Check one)

AIRLINE

STAFF CAR

PRIVATE VEHICLE

OTHER

LODGING:

\$205/night x 4 nights = \$1,220.00

MRU 1/29/24

ESTIMATED COST OF TRIP:

\$3,743 (includes lodging, airfare, meals & conference registration; see attached)

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

[Signature] 1/26/24
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

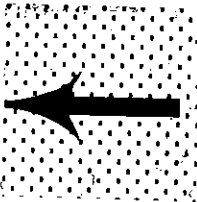
Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

[Empty box for listing additional attendees]

RECEIVED
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COMMISSIONERS





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*NAME OF ATTENDEE: Nicci Cepin DEPARTMENT: Auditor's Office

*POSITION: Applications Administrator DATE: 01/24/24

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:
Tyler Technologies Annual Training Conference / Enterprise ERP (Munis) and related software.

LOCATION:
Indianapolis, Indiana

DATE(S): 05/19/24 - 05/22/24

TYPE OF TRAVEL: (Check one)
AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: \$863.46
ESTIMATED COST OF TRIP: \$2,520.00
*Attendance Fee = \$1,199.00 mileage = \$66.00 meals = \$175.00 (est.)
Lodging = \$863.46 Parking = \$216.00*

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:
Jiane J. Gray 1/24/24
Signature/Title Date

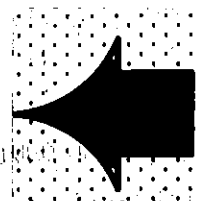
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FORM 10.23 (REV. 10/2010)